Dan Rattiner's Podcast: Leif Hope, Chairman of the Artist & Writers Game

INSIDE:
Long Island
Top Workplaces
Behind The Hedges

Dan's Papers

Volume LXI / Issue 35 / September 2, 2022 DansPapers.com

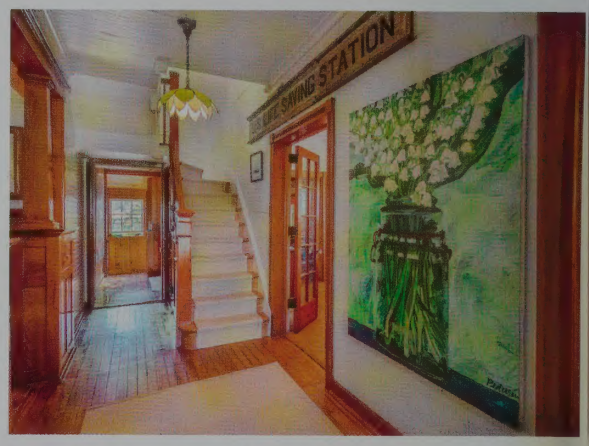


Art by Susan Sterber

Enzo Sells, The Endless Summer.







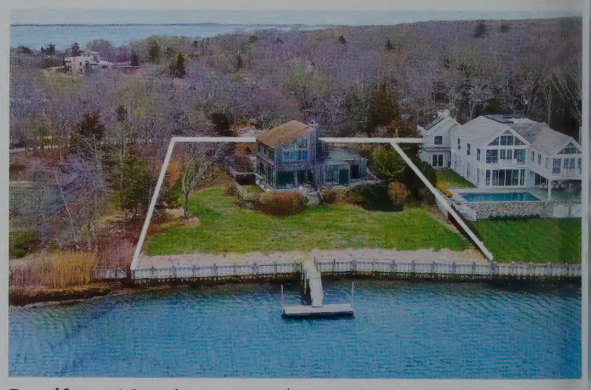
Oceanfront | Quogue | $8,950,000 | 5 BR, 3 BA | Former U.S. Lifesaving Station residence on 1.1 oceanfront acres filled with the latest amenities. Includes a wraparound mahogany porch, in-ground gunite pool, expansive lawn and catwalk to the beach making this a one-of-a-kind Dune Road home. **Video tour at elliman.com/H353477**



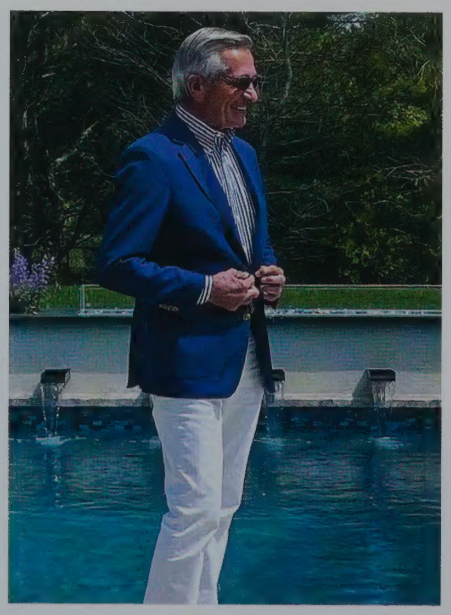
Waterview | Westhampton Beach | $6,750,000
6 BR, 5.55 BA | New construction by Beechwood Homes on over an acre with bay views. **elliman.com/H359549**



Waterfront | Sag Harbor | $4,250,000 | 4 BR, 3.55 BA
Brand new waterfront construction just finished by Witty & Gazda with a dock. **Video tour at elliman.com/H363627**



Pondfront | Southampton | $3,700,000 | 4 BR, 3 BA
This Wooley Pond waterfront on .70 acre features a pool, dock and 120 feet of bulkhead. **elliman.com/H364865**



#1 Team by Sales Volume in the Hamptons*
#1 Team by Gross Commission Income in the Hamptons*
#1 Team by Units Sold in the Hamptons*
#1 Team in Waterfront Sales in the Hamptons**

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Lic. Assoc. R.E. Broker

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*FOR 2021 AT DOUGLAS ELLIMAN REAL ESTATE. **IN TOTAL WATERFRONT SALES WEST OF THE CANAL FROM 1/1/21 TO 12/31/21 ACCORDING TO MLS. 2488 MAIN ST, P.O. BOX 1251, BRIDGEHAMPTON, NY 11932. 631.537.5900 © 2022 DOUGLAS ELLIMAN REAL ESTATE. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE, THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, NUMBER OF BEDROOMS AND THE SCHOOL DISTRICT IN PROPERTY LISTINGS SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. EQUAL HOUSING OPPORTUNITY

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The East Hampton Town Board's Litigious Wastefulness Is a National Embarrassment!

And it's pitting the East End against each other!

> "The tony town of East Hampton has already reportedly shelled out $2.5 million-plus to battle a slew of money-draining lawsuits challenging its plan to privatize its airport—after angering just about all its residents.
>
> New York Post, April 24, 2022

> "Justice Paul J. Baisley Jr. held East Hampton Town and the town trustees in contempt and levied a nearly $240,000 fine for violating a 2021 court decision..
>
> **Plus the plaintiff's legal fees!**
>
> East Hampton Star, July 1, 2022

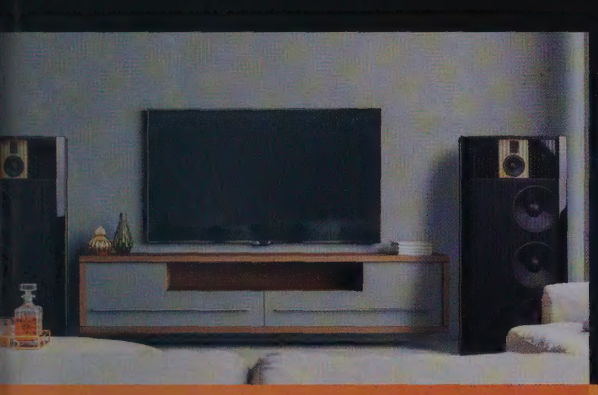
With no end in sight,
When 77% of residents want the airport open
And resolutions found,
We have to ask, where does it end?

Tell the East Hampton Town Board to stop moving the goalposts and make a deal!

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in Signed Contracts for 2022

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11 Terry Drive, Sag Harbor Village | $4,350,000 | 0.24 Acres | **Web# H348082**



86 Northwest Path, Sagaponack | $4,200,000 | 5 BR, 4.5 BA | **Web# H368375**



77 Northside Drive, Sag Harbor | $3,300,000 | 4 BR, 4.5 BA | **Web# H348082**



392 North Magee Street, Southampton | $2,650,000 | 4 BR, 4.5 BA | **Web# H367964**

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Terry Thompson – Your Key to the Hamptons



Just Listed | Sag Harbor | $5,495,000 | 4 BR, 4.5 BA | This gorgeous Country French home has been totally renovated by master craftsman Cezar Kropiwnicki who has a talent of creating a unique buyer experience in each of his projects. This home captures old-world Sag Harbor charm while incorporating chic new design. **Web# H36838**



Southampton | $4,750,000 | 7 BR, 7.5 BA | Located in the heart of Southampton this beautifully designed new construction project is well underway. Set on 1.8 acres the home features approx. 8,400sf of living space spanning 3 finished levels with heated, gunite, saltwater pool and tennis court. **Web# H363796**



Southampton Village | **Now** $2,450,000 | 3 BR, 2 BA | Rare opportunity to secure over half an acre south of Hampton Road in Southampton Village. This well-maintained approx. 1,500sf ranch offers incredible potential with a 2-car garage, basement and room for pool. **Web# H367845**



Southampton | $1,275,000 | 3 BR, 2 BA | Newly renovated and turnkey, enjoy this expansive beach home in the North Sea Harbor area. Features include open floor plan with updated chef's kitchen, great room with wood burning fireplace and private yard with patio and koi pond. **Web# H367711**

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Thank you to my clients and associates
for a fantastic summer.
Stay tuned, there's more to come.

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Remsenburg | $16,500,000 | 9 BR, 9.5 BA | **Web# H363735**



Quiogue | $4,195,000 | 8 BR, 7.5 BA | **Web# H365428**



Westhampton Beach | $4,250,000 | 4 BR, 5 BA | **Web# H361911**
Co-lister, Kristy Naddell, M 631.905.8584



Quogue | $2,350,000 | 4 BR, 4 BA | **Web# H365623**

Lauren's Sales this Summer! 3 over Asking.

- 127 Montauk Highway, Quogue | Listed at $4,250,000, Sold at $5,200,000
- 122/120 South Country Road, Remsenburg | Listed at $4,350,000, Sold at $4,900,000
- 99 Peters Lane, Quiogue | Listed at $649,000, Sold at $660,000
- 6 Willowood Court, Westhampton | Listed at $1,299,000, Sold at $1,200,000

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Sold Out | The Broadmere model at the Post Fields at Quiogue development is now completely sold out. Kim Cammarata was instrumental in the success of this development as a result of her ability to work with builders to market and design luxury homes.



Available | Quogue Village | $8,100,000 | 8 BR, 10.5 BA | Through a gated entry on two private acres, nestled into a wooded cul-de-sac, an incredible, approx. 11,300sf home has been designed with every possible detail and amenity. **Web# H367488**



Available | Remsenburg | $4,200,000 | 6 BR, 7.5 BA | This approx. 6,600sf home will feature 10-foot ceilings along with high-end finishes, top-of-the-line appliances, butler's pantry, and a first floor primary suite with private deck. **Web# H367953**

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Rosewood Developers New Construction in Remsenburg

$4,295,000 - Pre-Construction Offering: the planned residence is 6,000+/- SF on 3-levels with 7 bedrooms and 8.5 baths and a spacious open floorplan that merges seamlessly for casual or formal entertaining. On over 1.2 acres and will include 18x42 saltwater gunite pool and spa. Exceptional opportunity to build the home of your dreams just 1.5 hours from the Manhattan and 10 minutes to ocean beaches. Web# 889318



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Modern Beauty Presented by KB Building

$3,495,000 - Construction is underway for this luxury modern barn-style home in Water Mill overlooking reserve. Almost 2 clearable acres with 9,000 SF, 8 bedrooms, 10 baths with steel construction to hold expansive floor to ceiling windows that bring in light and farm views. Home will have it all with finished lower level, gym, heated salt-water gunite pool and spa. Minutes to Southampton Village and the ocean. Web# 884582



Modern Beauty Presented by KB Building

$1,495,000 - This exceptionally designed home has just finished the final touches and is ready for occupancy. It offers 4,800 SF of living space on 1st and 2nd floors with 5BR and 5 full and 2 half BA and future finished lower level for an additional 1000 SF all on a fully cleared acre with water views of Shinnecock Bay and the Ocean. Web# 875533

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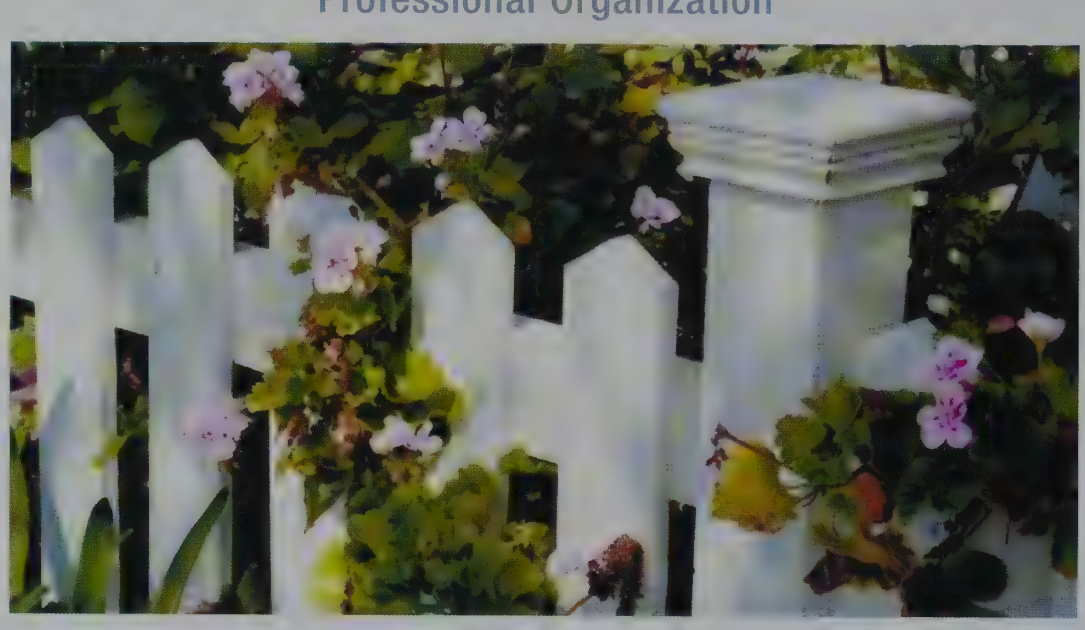
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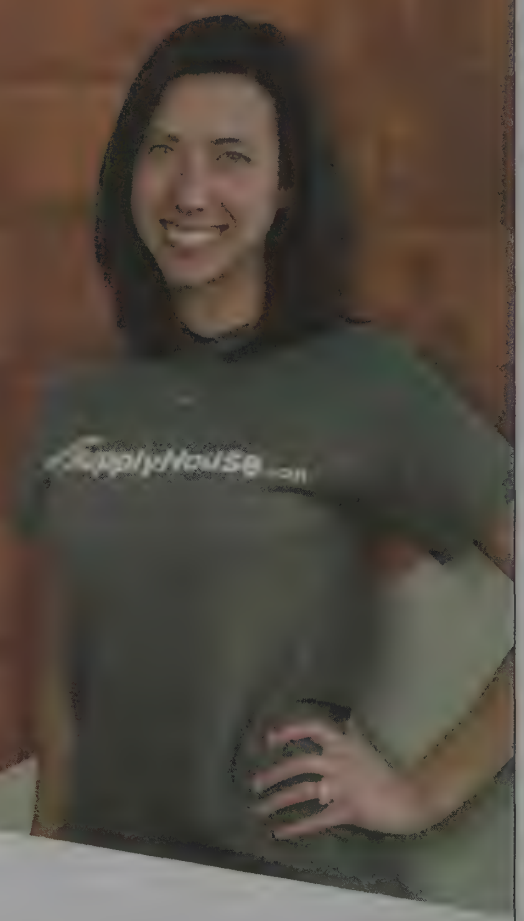


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TOP LONG ISLAND WORK PLACES 2022

TOP LI WORKPLACES

THE 2022 LONG ISLAND TOP WORKPLACES RESULTS ARE IN!

The Long Island Top Workplaces survey results have been released and they feature the most beloved companies in Nassau and Suffolk counties.

After months of investigation, Schneps Media is happy to present to readers Long Island Top Workplaces, a ranking of local businesses as determined by their employees. Schneps Media, publisher of *Long Island Press*, *Dan's Papers*, and *Noticia*, has partnered with Energage, a survey company that researches how people feel about their workplaces and how businesses impact their lives.

In 2022, the Top Workplaces program is running in 60 markets nationwide. Energage has gathered survey results from more than 2 million employees from 7,000 companies. This is the fifth year of surveying employees on Long Island, where the program was formerly run in partnership with *Newsday*.

Companies are ranked in three size categories based on the number of local employees: large, midsize, and small. The survey lists companies as Top Workplaces according to feedback from employees about what makes them so special. The survey gathers feedback in seven areas: alignment (values, direction, cooperation, meetings), management, engagement, connection, leadership, performance, and the basics (which include pay, benefits, work/life balance, training and expectations). In all, the survey covers 24 topics, and the final rankings detail how employees rate their organization and how they stack up against each other.

What is your experience working remotely in this trying time? Has communicating at your place of work changed for the better or the worse? For employers, this meant showcasing all the strides they made toward making their workplace culture more positive, and drawing in more talented employees. It is a chance for employees to express concerns to their employers if they are unsatisfied with the work environment.

And so, this year's Long Island Top Workplace survey results are in. We give you the findings after months of research. We are happy to congratulate the winners and we hope you will gain some knowledge about what these employers have done to become Long Island Top Workplaces.

Sincerely,

Victoria Schneps President, Schneps Media

Joshua Schneps, CEO, Schneps Media

CONTENTS

6 BEHIND THE TOP WORKPLACES SURVEY

7 WHY WORKERS ARE DOING SOUL-SEARCHING

8 THE WINNERS LIST

10 LI'S TOP LARGE BUSINESSES

11 SPOTLIGHT ON NY LIFE'S LI OFFICE

13 SPOTLIGHT ON EXIT REALTY ACHIEVE

16 LI'S TOP MIDSIZE BUSINESSES

21 SPOTLIGHT ON NATIONAL BUSINESS CAPITAL

26 LI'S TOP SMALL BUSINESSES



TOP LI WORKPLACES LONG ISLAND'S TOP EMPLOYERS

HERE'S HOW THE TOP WORKPLACES WERE DETERMINED

BY BOB HELBIG
ENERGAGE

Employers have been forced to focus harder than ever to retain and attract talent amid the disruption of the business environment during the Covid pandemic. The Top Workplaces program celebrates the employers who are getting it right.

The heart of the Top Workplaces program is an employee survey. The 24-question survey collects feedback from those who know organizations the best: the people who work there. Employee feedback is the sole basis for determining which employers make the Top Workplaces list.

This is the fifth year employee survey company Energage has identified outstanding workplaces on Long Island, and it is the second year those results have been published in *Dan's Papers* and the *Long Island Press*.



"The employee experience needs to be on the mission-critical list," said Eric Rubino, CEO of Energage. "By giving employees a voice and showcasing an authentic culture, organizations can attract those jobseekers who complement their culture. Culture drives performance."

For 2022, 51 employers made the winners list. Energage invited 2,268 organizations to participate, and they were eligible provided they had 50 or more employees in Suffolk and Nassau counties. Most of the surveying was done between March and June. Surveys went out to 13,193 employees in the region, and 7,633 responded.

Employers were divided based on the number of employees in the region, in order to compare feedback of similar-size groups. Organizations that exceeded benchmark scores for each size group made the winners list. Within those groupings, organizations are ranked by the aggregate score based on the employee feedback. The more positive the employee responses, the higher the score, the higher the rank.

Energage also determines special award winners for some employers who have standout scores in certain areas of the survey, such as leadership, values, direction, communication, meaningfulness and benefits.

Why isn't a particular company on the list? Perhaps it did not participate, had too few employees to qualify, or did not score high enough in the survey process. Each year, Energage also disqualifies a small number of participants based on irregularities in the employee survey responses, including if employees say they were pressured into answering positively.

To nominate a company for next year's program, go to litopworkplaces.com.

Bob Helbig is media partnerships director for Energage, an employee survey company based in suburban Philadelphia.

IGNORE EMPLOYEE BURNOUT AT YOUR OWN PERIL

BY BOB HELBIG
ENERGAGE

Burnout at work is a real problem, and it has intensified during the long stretch of the pandemic.

In survey responses gathered by Energage from thousands of employees over recent months, 39 percent said they often felt overwhelmed at work. Even more worrisome, only 64 percent said they felt their company cared about burnout.

And we're not talking about run-of-the-mill workplaces. Many of these employees work for Top Workplaces. "There's a lot of room for improvement," said Greg Barnett, chief people scientist at Energage.

While burnout is not a new concept, the pandemic has turned up the stress on workers. It has presented new challenges and high expectations. For many, remote work blurred the boundaries between work time and personal time. Think of people working remotely while also facing childcare issues or eldercare issues.

And of course, think of healthcare workers, who have faced incredible pressure regarding the challenging circumstances of their work, plus the training, and the hours.

Work is rarely easy. But there is a difference between high expectations and unreasonable expectations — workloads with no end in sight. Let's break down the different kinds of stresses that come with work:

- Positive stress: Think of this as "excitement stress" regarding things like a big project. Putting skills to the test. Working with a team. Meeting a goal for the organization. It can be stressful but exciting in a positive way.
- Short-term stress: Acute stress or short-term stress happens all the time. It's triggered when someone says "Hey, I need this tomorrow." Or maybe it's triggered dealing with a challenging customer. Situations can create short-term emotional stress.
- Chronic stress: This is more closely aligned with burnout. It's created when people work without sufficient resources or under unrealistic expectations.

Chronic stress takes a toll on the mental and physical well-being of people. Burnout leads to more time off work, retention gaps, longer response times for customers, and production delays.

In the early months of the pandemic, workers rolled up their sleeves to do whatever it took to get through. But in some cases, the challenges did not subside, and neither did the expectations.

"You can't set expectations well above where they were at before, and then never return to baseline," said Kinsey Smith, senior data analyst at Energage. "You can't expect employees will be able to continue to deliver at that same level forever, without a break, without a reprieve."

Here's what forward-thinking employers are doing to prevent burnout:

- Ask the question: Simply asking employees how they're doing is the first step toward acknowledging the issue.
- Distribute workloads: Make sure work is shared and expectations are reasonable.
- Offer flexible schedules: When possible, use flexible schedules, flexible hours. Remote work can help.
- Celebrate the wins: Instead of jumping from project to project, or crisis to crisis, be sure to celebrate achievements and goals reached.
- Get creative: Adopt things like no-meeting days to give workers a chance to think, create, and catch up.
- Give support: More companies are offering mental health resources or coaching.
- Respect boundaries: Allow people time to balance their work and their lives.

Companies have an interest in helping employees recharge and creating a foundation for long-term success, Smith said.

"It will feed their bottom line, because if employees burn out, people are going to quit, and the more people who quit, the harder it is to replace them," she said.

Bob Helbig is media partnerships director at Energage, a Philadelphia-based employee survey firm. Energage is a survey partner for Top Workplaces.

TOP LONG ISLAND WORK PLACES 2022

TOP LI WORKPLACES LONG ISLAND'S TOP EMPLOYERS

WORKERS ARE DOING PLENTY OF SOUL-SEARCHING

BY BOB HELBIG
ENERGAGE



The Covid pandemic prompted people to give more of themselves to their work in the spring of 2020, but over time, especially in the last year, workers have decided to focus more on what they want or need.

That's evident in employee surveys analyzed by Energage, which gathers feedback from workers nationwide, year-round.

It's been more than a year of reflection, starting in mid-2021. "People were asking, 'Is this really what I want to be doing with my life?'" said Lisa Black, director of data science at Energage.

Data collected from more than 2 million workers show people are less engaged in their work compared with a year ago. Engagement looks at a combination of factors: motivation, loyalty to the workplace, and how likely people are to recommend their workplace to others. Some examples:

- Employee engagement through Q2 2022 (measured January through June of this year) was 61%, continuing a slump seen in the last half of 2021.
- Employee engagement dropped to 62.9% for all of 2021 compared with 65.3% in 2020.
- Employee engagement bottomed out at 60.3% in September/October 2021 before rising to 62.8% in December, then falling again in through Q2 2022. But that end-of-year rate was still far lower than when the pandemic began; engagement peaked at 70.6% in April 2020.
- Employees showed a steady decline in loyalty – that is, employees who say they were not looking for work elsewhere – throughout 2021. By year's end, it picked up slightly, ending at 66.8%. One year earlier, it was at 71.7%. Loyalty peaked at 74.4% in April 2020. It hovered around 64% through Q2 2022.
- For the second half of 2021 vs. the second half of 2020, employee loyalty dropped the most of all factors surveyed. And that trend continued into 2022. Of all factors Energage measures, loyalty dropped the most in the first half of 2022 vs. the first half of 2021, down 3.3 percentage points.
- In addition to loyalty, employee sentiment was down for benefits, direction and execution in Q2 2022 vs. a year earlier.
- Referral – employees who say they would recommend their workplace to others – peaked at 88.6% in April 2020 and bottomed out at 81.8% in September 2021. Like loyalty, it showed a steady decline throughout 2021 but picked up at the end of the year. It has remained around 84% during the first half of 2022.
- Employee motivation dropped too, in 2021. Measuring 86.5% in December 2020, it went on a steady slide through September 2021, falling to 83.3%, before rising in Q4 2021. It has remained around 84% during the first half of 2022.

The data show how the last two years have been a roller-coaster ride for people's relationship with work.

The first half of 2020 reflected uncertainty in the job market, when the pandemic hit and some companies started layoffs. It was risky to look elsewhere, and people wanted psychological safety. "People were happy to have a job," Black said. "The workplace is something predictable."

In 2021, many employees decided that if their employers were calling them back to the office, they didn't want to commute anymore, or they didn't want to give up the flexibility of working from home, Black said. Those who enjoyed flexibility became used to it.

But this doesn't mean people gave up on their jobs in 2021. It just means they were less positive about their employment situation when compared to the first wave of the pandemic. Employee engagement in 2021 was greater than in 2015 to 2019.

One area that employees were more positive about in 2021 was inclusiveness. Employees felt more included in what was going on (even if they weren't necessarily happy about it).

People are more mindful, empathetic, and trying harder to make sure voices are heard, Black said. There's also a greater focus on diversity, equity and inclusion. "We've figured out how to work better together," she said.

Still, although inclusiveness was up, employees said they felt slightly less clued-in than before. Black's takeaway: Two-way communication still needs some work. "Just because you are included doesn't mean you're informed," she said.

Bob Helbig is media partnerships director at Energage, a Philadelphia-based employee survey firm. Energage is the survey partner for Top Workplaces.

TOP LI WORKPLACES LONG ISLAND'S TOP EMPLOYERS

WINNERS LIST

	Company	Year Founded	Ownership	Sector	City	Region Location Count	Region Employee Count
TOP WORKPLACE LARGE (MORE THAN 500 WORKERS)							
1	New York Life Insurance Company	1845	Cooperative/ Mutual	Life Insurance, Annuities, & Retirement Investments	Melville	1	845
2	Family Service League, Inc.	1926	Private	Human and social services	Huntington	22	675
3	Piping Rock Health Products, LLC	2011	Private	Other - Consumer Goods	Bohemia	2	516
TOP WORKPLACE MID-SIZE (150-499 WORKERS)							
1	EXIT Realty Achieve	2010	Private	Helping the community with all of their home bu...	Smithtown	1	171
2	Nationwide Mortgage Bankers, Inc.	2011	Private	Mortgage Lending	Melville	1	230
3	SupplyHouse.com	2004	Private	Ecommerce	Melville	1	180
4	dan Summer Camp for the Arts	1968	Nonprofit	Summer camp for the creative and performing arts	Wheatley Heights	1	204
5	Brighton Health Plan Solutions	1990	Private	Medical insurance, medical services and managed...	Westbury	2	282
6	Posillico	1946	Private	Construction	Farmingdale	2	200
7	Darby Dental Supply, LLC	1947	Private	Dental supply sales and services	Jericho		155
8	GPI | Greenman-Pedersen, Inc	1966	Private	Construction - Other	Babylon	2	251
9	Meadowbrook Financial Mortgage Bankers Corp.	2010	Private	Mortgage Lending	Westbury	2	176
10	Rooted Hospitality Group	2009	Private	Restaurants	Center Moriches	6	206
11	MSC Indsutrial Supply Co.	1941	Public	Warehousing and distribution for industrial sup...	Melville	2	262
12	Marcum LLP	1951	Partnership	Accounting and Consulting Advisors	Melville	1	272
13	Designatronics Inc.	1950	Private	Manufacturing > Aerospace & Defense	Hicksville	1	169
14	Engel Burman	1997	Private	Development	Jericho	4	200
15	CN Guidance & Counseling Services	1972	Nonprofit	Mental Health	Hicksville	3	257
16	HealthCare Partners, MSO	1996	Private	Hospitals & Health Systems	Garden City	2	180
17	Grassi Advisors & Accountants	1980	Private	Accounting	Jericho	2	251
18	Arbor Realty Trust, Inc.	1992	Public	Real Estate Investment Trust/ Commercial and Mu...	Uniondale	2	152
19	Association for Mental Health and Wellness	1990	Nonprofit	Mental Health and Wellness	Ronkonkoma	5	173
TOP WORKPLACE SMALL (LESS THAN 149 WORKERS)							
1	National Business Capital	2007	Private	Business Financing	Hauppauge	1	75
2	ROK Financial	2020	Private	Credit & Finance	Great River	1	51
3	Merola Tile	1988	Private	Home Improvement	Amityville	1	55

TOP LONG ISLAND WORK PLACES 2022

TOP LI WORKPLACES LONG ISLAND'S TOP EMPLOYERS

WINNERS LIST

	Company	Year Founded	Ownership	Sector	City	Region Location Count	Region Employee Count
4	**Blue Ocean Wealth Solutions, a MassMutual Firm**	**1851**	Cooperative/ Mutual	General Insurance	East Hills	1	**144**
5	**Stasi Brothers Asphalt & Masonry**	**1962**	Private	Commercial, Residential & Municipal Asphalt, Co...	Westbury	2	**74**
6	**Natech Plastics**	**1998**	Private	Plastic injection molding, specializing in manufacturing components for medical devices.	Ronkonkoma	2	**83**
7	**Reverse Mortgage Funding LLC**	**2012**	Private	Reverse Mortgage	Bloomfield	1	**63**
8	**Transervice Logistics Inc.**	**1969**	Private	Transportation	Lake Success	5	**65**
9	**Louis K McLean Associates Engineers & Surveyors, PC**	**1950**	Private	Civil Engineering	Brookhaven	2	**74**
10	**Upward Health**	**2017**	Private	In-home Primary and Urgent/ Emergent Healthcare	Hauppauge	1	**50**
11	**Dukal, LLC**	**1991**	Private	Medical Devices & Products	Ronkonkoma	2	**61**
12	**OTO Development**	**2004**	Private		Spartanburg	NA	**73**
13	**Mr.Bar-B-Q**	**1972**	Private	Barbecue Grilling Accessories & Fire Pits	Hauppauge	1	**55**
14	**KidsFirst Evaluation and Advocacy Center**	**1997**	Private	Special Education Support Services	Deer Park	3	**76**
15	**Janover LLC**	**1938**	Private	Certified Public Accountants & Consultants	Garden City	1	**105**
16	**MSH Inc. dba Plesser's Appliances**	**1919**	Private	Electronics & Appliances	Babylon	4	**51**
17	**United States Luggage Company**	**1911**	Private	Wholesale distributor	Hauppauge	2	**78**
18	**Berdon LLP**	**1917**	Private	Accounting	New York	1	**88**
19	**Lewis Johs Avallone Aviles, LLP**	**1993**	Private	Law	Islandia	1	**121**
20	**Tebbens Steel, LLC**	**1944**	Private	Construction - Other	Calverton	1	**54**
21	**NY Physical Therapy & Wellness**	**2000**	Partnership	Physical Therapy	Levittown	13	**135**
22	**SUNation Energy**	**2003**	Private	Renewable Energy	Ronkonkoma	1	**144**
23	**A+ Technology and Security Solutions Inc.**	**1989**	Private	Value Added Reseller - Information Technology	Bay Shore	1	**93**
24	**Mercy Haven, Inc.**	**1985**	Nonprofit	Human and social services	Islip Terrace	5	**71**
25	**Sunrise Power Solutions**	**2007**	Partnership	Electrical	Hauppuage	1	**114**
26	**National Consumer Panel**	**2010**	Private	Data Analysis & Research	Syosset	2	**53**
27	**American Portfolios Financial Services Inc.**	**2001**	Private	Broker/Dealer	Holbrook	1	**122**
28	**Tweezerman International**	**1980**	Private	Other - Consumer Goods	Port Washington	2	**117**
29	**Center for Wealth Preservation**	**2005**	Partnership	Financial Services & Insurance - Other	Syosset	2	**123**

LONG ISLAND'S TOP EMPLOYERS

TOP WORKPLACES 2022

LI'S BEST LARGE BUSINESSES

1. NEW YORK LIFE INSURANCE COMPANY

New York Life Insurance Company, the third-largest life insurance company in the United States, has provided families and individuals with financial guidance for over 175 years. The Long Island General Office's 650 career agents ensure that clients have a helping hand during every step of their journey. The company offers life insurance, supplemental insurance, retirement income assistance, and investment assistance. Their podcast series, "Love Takes Action" completely translates within their mission statement. New York Life Insurance believes that the act of protecting the financial future of one's loved ones is a sign of love, compassion, and strength. For more information about their mission, visit newyorklife.com.

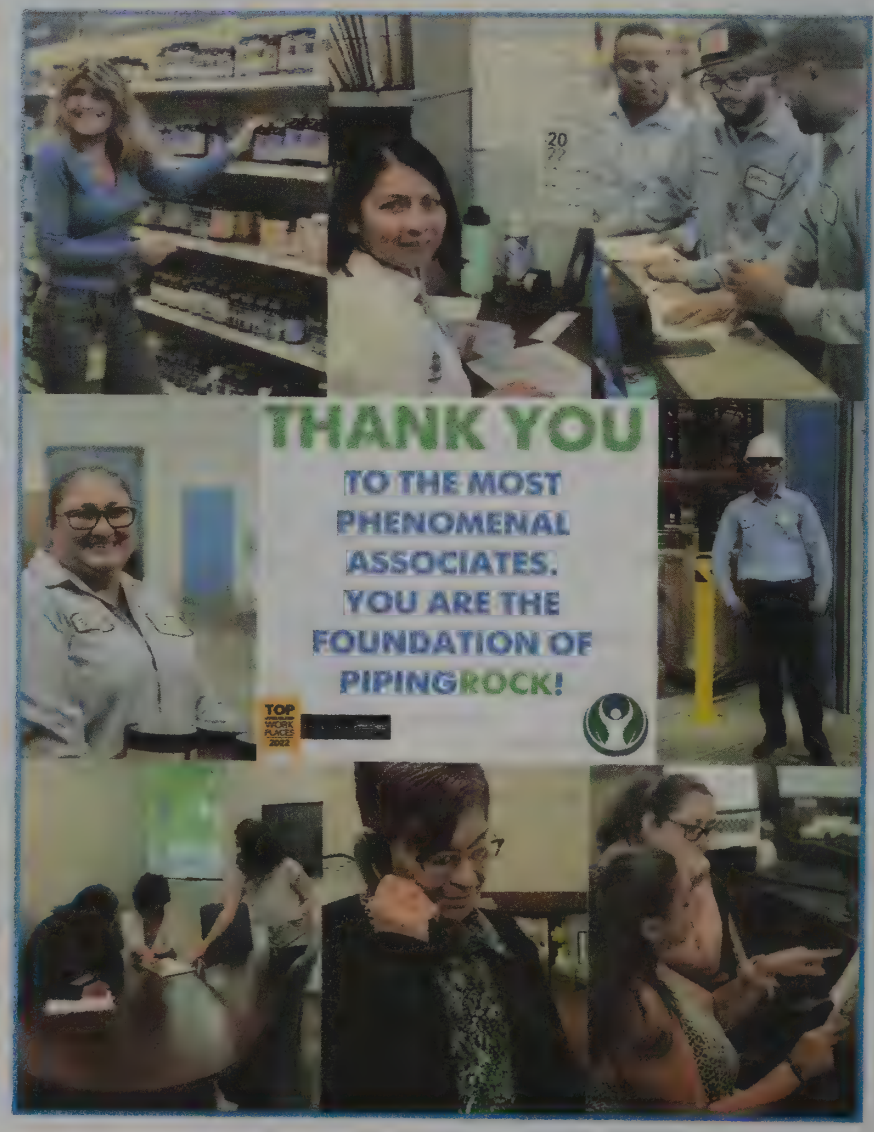
2. FAMILY SERVICE LEAGUE, INC.

Family Service League is committed to helping families, children, and individuals improve the quality of life in their homes, workplace, and community. Founded in 1926, this human and social service agency has become a reliable agency for more than 50,000 Long Islanders. They offer over 60 social service programs in more than 20 different locations in order to best serve their most vulnerable citizens. Located in Bay Shore, Huntington Station, Riverhead, and Mastic Beach, these facilities offer a variety of services in the communities where people live and work. Developing alliances is the root of FSL's leadership and vision in its goal to build networks of care for those in need. Some steps towards reaching their goal include the management of a Suffolk County homeless shelter that provides housing for hundreds of every day. For more information, visit fsl-li.org.

3. PIPING ROCK HEALTH PRODUCTS

Piping Rock Health Products offer customers a variety of items that can be beneficial to their health, including vitamins, essential oils, skin care products, joint support supplements, probiotics, bulk herbs, and more. Scott Rudolph, the owner and founder of the company, started learning about the vitamin business at a young age. His father, Arthur Rudolph, began manufacturing vitamins in 1971, and in 2011, Scott decided to take the knowledge he had learned from his father and open up Piping Rock Health Products. Since then, Piping Rock Health has become one of the nation's leading health product distributors and developers. For more information, visit pipingrock.com.





TOP LONG ISLAND WORK PLACES 2022

LONG ISLAND'S TOP EMPLOYERS

NEW YORK LIFE INSURANCE

PEOPLE COME FIRST



BY ARLENE GROSS

New York Life Insurance strives to always keep humanity at the forefront of all corporate decisions and actions.

"We sell something from the life insurance standpoint that is intangible," says Frank Boccio, chief operating office of the company's Long Island General Office. "For someone to act and purchase a policy, we would refer to it as the ultimate love letter."

Based out of two Melville offices, New York Life's Long Island General Office also has locations in Jericho, Medford, and two each in Brooklyn and Flushing.

"We're, if not the largest and most successful, then one of the largest and most successful for New York Life," notes Boccio.

Don't let the name fool you: New York Life has 110 sales offices around the country with 11,000 employees. Ranked 67 in total revenue on Fortune 500's 2021 list of the largest United States corporations, New York Life is now the third largest life insurance company in the United States.

Founded in New York City in 1845, New York Life offers more than life insurance.

"Life insurance is the lifeblood of what our agents do, but the majority of our agents are also registered reps with FINRA," explains Boccio, referring to the Financial Industry Regulatory Authority, which enables them to sell securities, annuities, and mutual funds.

"We consider ourselves to be a holistic planning firm," Boccio says of the company's comprehensive retirement planning strategies.

As for the next 177 years, New York Life's focus will remain the same: bringing financial security to the community.

"At the end of the day, we continue to do what we do because it's needed. Insurance and retirement planning don't go away," Boccio says.

Life insurance, naturally, is a delicate subject which New York Life counters by providing its agents, many of whom live in the community they serve, with a robust training program.

"When we hire our agents, they're considered to be career agents with us," says Boccio. "Because of that, we take our training very seriously."

Discussing people's finances, premature death, or financial insecurity in retirement are all very sensitive subjects, says Boccio, "So we need to ensure that our people are very well trained to handle these types of conversations."

That very training program is, in fact, what sets New York Life apart from other agencies.

"Our training is second to none," says Boccio. "We have designated development managers or trainers and their job specifically is to train new agents and continue to develop our existing officers as a resource to them."

"When we hire our agents, they're considered to be career agents with us," says Frank Boccio.

The Long Island General Office has a 100-person administrative and management team and 700 insurance and financial advisors, many second- and third-generation employees, and some who've been with the company for four and five decades.

"We have a very family-oriented culture. People really embrace it and I think it helps keep our organization together and people here," says Boccio.

To further boost morale, the Long Island General Office holds an annual black tie gala, celebrating agents' accomplishments during the previous year. There are also barbecues at managing partner John Curry's Setauket home, picnics at Belmont Park, and regular in-office events.

But at the end of the day, Boccio says, everything is dependent on New York Life's skillful advisors.

"It's their hard work and their dedication to their profession that allows us to even have the success that we have," Boccio says. "Without our agents, we're not where we are today. They're the people who built the organization and they're the people that will take the organization into the next 20, 30, and 40 years."

New York Life also offers plentiful opportunities for advancement, with most people starting as agent/advisors and transitioning into managerial positions, from development managers to recruiters, partners or being promoted to other corporate offices. Boccio himself worked as an agent for the company for 15 years, before his promotion to his current post six years ago.

A nurturing corporate culture is evident in the many glowing comments obtained through the *Long Island Press*' confidential Top Workplaces survey of New York Life employees.

Assessments of why employees loved their jobs ranged from "Compensation, flexibility, benefits," to "I love protecting families," "I can be as successful as I want," "I have unlimited room for growth," "I'm allowed to be my own person," and "My job loves me."

Due to the overwhelmingly positive response from New York Life's Long Island General Office staff, for the third year in a row, it is ranked the number one large business on Long Island.

ROOTED HOSPITALITY GROUP

WHEN HOSPITALITY BEGINS AT HOME

BY CLAUDE SOLNIK

Rooted Hospitality Group is creative not just when it comes to cuisine, restaurant décor and catering, but in catering to its restaurant staff. They offer employees yoga, fitness classes, paddleboarding, canoe trips, visits to adventure parks, and wine tours. You can call it team building, but it's all part of the company's culture.

"We believe in creating a culture where our team is engaged, their voices are heard, and they have a real sense of belonging." said Erika VanDervoort, human resources manager along with Stephanie Jones.



ROOTED HOSPITALITY GROUP ENJOYING A WINE TOUR ON THE NORTH FORK.

(COURTESY ROOTED HOSPITALITY GROUP)

Rooted Hospitality Group, founded in 2009 by David and Rachel Hersh, has grown to seven restaurants with an eighth set to open in Queens.

The Center Moriches-based company, with restaurants in the Hamptons, Patchogue, New Hyde Park and New Orleans, grows to about 400 employees during the summer.

"Because we have several concepts, our culinary employees bounce a variety of ideas off each other and work together to produce some of the most creative dishes with incredible flavors," owner David Hersh explained. "They love having the freedom to explore."

Rumba and Rhum, in Hampton Bays and Patchogue respectively, serve island-inspired cuisine, while Cowfish on a beautiful waterfront property in Hampton Bays offers steak to seafood. Flora in Westhampton Beach Village is beautifully decorated, boasting dishes from lobster fondue to pink peppercorn chicken. Fauna opened recently in Westhampton Beach, and Avo Taco, a hybrid between fast-casual and full-service dining, is in New Hyde Park, New Orleans, and opening in Bayside, Queens.

Rooted offers robust benefits including health, dental, vision, and life insurance; a 401(k) retirement plan with matching contributions; paid time off; discounted meals; and training and development.

"Our training program is one of the most thorough and



FRONT AND BACK OF HOUSE TEAM THAT OPENED ROOTED'S LATEST RESTAURANT, FAUNA.

(COURTESY ROOTED HOSPITALITY GROUP)

rewarding in the industry," said COO Gerald Hilbun. "It not only helps our team provide guests with the best possible experience, but it instills confidence in each individual, which they use in their personal lives."

In addition to good culture, company, and cuisine, add community. Owner Rachel Hersh put it simply: "All of our employees pride themselves on practicing sustainability and giving back to the community," she said, "whether it's beach cleanups, tagging horseshoe crabs, or working with local organizations like the Quogue Wildlife Refuge."

The company also focuses on employee health. "Every Wednesday, we bring in a yoga instructor and offer a free yoga class in addition to fitness classes," VanDervoort added of the company. More information is available at its website, RootedHG.com.

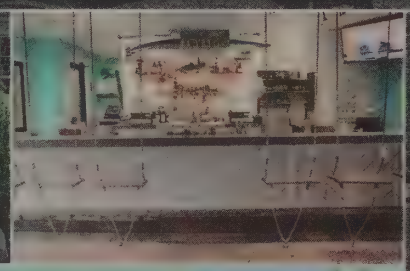
Rooted Hospitality Group

Voted a Top Long Island Workplace Two Years Running!

TOP LONG ISLAND WORK PLACES 2021

TOP LONG ISLAND WORK PLACES 2022





Working for Rooted Hospitality Group is a unique and rewarding career experience. We create genuine moments of connection with our guests, making a difference in their day.

We offer flexible schedules, great benefits, and an environment that is truly welcoming. What we do together inside our stores, continues outside our walls as well. In addition to giving back to the communities we call home, we also enjoy fun activities together such as yoga, group fitness classes, paddle boarding, wine tours, and so much more!

Come love your job and join our journey:
RootedHG.com/hir

















RUMBA · COWFISH · RHUM · flora · FAUNA · AVO TACO

LONG ISLAND'S TOP EMPLOYERS

EXIT REALTY ACHIEVE

A BUSINESS MODEL THAT ENCOURAGES COLLABORATION

BY BERNADETTE STARZEE

"Everyone is here to help one another," a worker at Exit Realty Achieve said in describing what it's like to work for the Smithtown-based real estate agency.

This sentiment was a common theme in dozens of comments from agents at Exit Realty Achieve, which placed first among all midsized companies in the 2022 Long Island Top Workplaces survey for 2022.

The Long Island franchise of Exit Realty Corp. International, Exit Realty Achieve, has 174 agents and three full-time administrative staff members, all of whom are based at the company's Smithtown headquarters. Exit Realty Achieve was founded in 2010 by Susan Hamblen, who passed the reins to current Broker/Owner Jeffrey Mistretta in January 2021.



THE EXIT REALTY ACHIEVE TEAM (PHOTO COURTESY OF EXIT REALTY ACHIEVE)

The company's unique business model seeks to foster a collaborative atmosphere while providing agents with multiple revenue streams.

"We grow organically by having our agents invite other agents they know to join the organization," Mistretta said. "They invite people with good work ethics and good morals who are true professionals. We have built a beautiful culture this way."

And when an agent brings another agent aboard, the first agent is rewarded with the equivalent of 10% of the new agent's gross commission income (GCI) annually, as long as they are both with the company. When the referring agent retires, this converts down to 7%, and when the referring agent dies, his beneficiaries receive 5% of the new agent's GCI, for as long as the new person works for the company. This model financially incentivizes agents to help their colleagues succeed.

Mistretta first joined Exit Realty Achieve in 2015. He had been a real estate salesperson for about a decade, and one of his favorite aspects of his work was training and counseling up-and-coming agents. Mistretta received an invitation to join Exit Realty Achieve from a former colleague he had trained.

"About two weeks after my former coworker joined Exit Realty Achieve, he called me and said, 'You know how you love helping people in the office? Well, everyone here reminds me of you.' Everyone's helping everyone,'" Mistretta said. "I thought he was lying or exaggerating. In most organizations, the sales business is dog-eat-dog."

But Mistretta followed his former colleague to Exit Realty Achieve and soon found out what he had said was true. Mistretta thrived in the collaborative atmosphere, working alongside Hamblen for several years and transitioning into the leadership role as she stepped back.

Training is an important focus at the company, where its Mind Set Training Programs focus on topics such as sales initiation, finalization, negotiation, and personality profiles.

One employee wrote, "The management strongly encourages us to think outside the box and play to our strengths, and provides us with a variety of tools and strategies to succeed."

"Our training and tools are holistic and designed to radically shift the agent's ability to provide for their families and thrive in the industry. The tools are easy to use and generate free leads for the agent," Mistretta said.

"We invest heavily in our agents to make sure they thrive," said Broker/Owner Jeffrey Mistretta.

Other agents have thrived there too. "I love my job because Exit Realty Achieve truly cares about the individual agent, and they believe in creating a culture where agents help build each other up," one agent wrote. Another commented, "I have received so much training and help from my manager and everyone in my office. When I am at the office, I feel like we are a big family."

Tools include a personal website branded to the agent. For-sale signs outside houses contain verbiage instructing passerby to send a text for more information about the property. Texters are directed to the agent's website, and the agent is given the person's cell phone number.

Agents also expressed satisfaction with their financial compensation. Exit Realty Achieve offers a 70-30 commission split, with agents receiving 70% of the commission on sales. Once an agent exceeds $100,000 in GCI, the agent's share bumps up to 90%.

"Working with Exit Realty Achieve affords me extra money to do the things with my family that we wouldn't otherwise be able to do without sacrificing a major amount of time with my family," one agent wrote.

Exit Realty Achieve holds up to a dozen team-building activities for agents each year.

"We go to the ziplining course in Wheatley Heights," Mistretta said. "Every year, we have 50 or 60 agents in the trees. People are fearful, and you can hear the agents encouraging each other. You come out of there feeling like you can do anything."

Each October, the company hosts a fall festival for clients, with a pumpkin patch, balloon artists, and face painting for the kids. "We urge agents to come and invite their clients," Mistretta said. "We know the connection between agent and client is important for referrals. We invest heavily in our agents to make sure they thrive."

ENGEL BURMAN

A GREAT PLACE TO WORK WHILE MAKING GREAT PLACES TO LIVE

BY CLAUDE SOLNIK

Ask the employees of Engel Burman what they like about their job, and you get a glimpse of a company where team members embrace the company's mission and appreciate opportunities for growth.

"Every day is something different. Always a new challenge," one employee says, while another adds they are "able to grow and learn."

Another talks about "working with all levels of the organization as it helps me to grow professionally. "Yet another mentions seeing "the growth of my peers and the staff." Two others put it simply.

"I see the end results of great teamwork," one says, while another adds, "It allows me to be a part of great things and exciting projects."



Engel Burman's executive leadership team.

While the phrase "teamwork makes the dream work" may sound like a standard slogan, Engel Burman may be a perfect example. A real estate company that developed more than 10 million square feet of commercial and residential property with a market value over $3 billion, it is at once large, yet in touch with employees.

The company's portfolio includes more than 5,000 multifamily and senior living condos and apartments, more than 23 assisted living communities, and numerous offices, retail, and industrial properties.

Still, to many Long Islanders, the Jericho-based company may be best known as operating under the brands of The Bristal Assisted Living, The Seasons, Sutton Landing, and The Brix. To many, the company, founded in 1997, operates locations that are a good place to live; to others it's a good place to work.

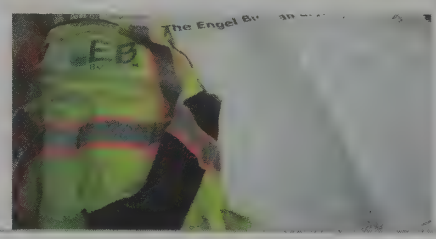
Engel Burman describes itself as "fostering a cohesive and collaborative environment where everyone can thrive, learn, and excel, with long-term success in mind." Employee comments bear that out as do numerous examples of recognition of the company.

Engel Burman last year earned kudos including a Top Workplace 2021 honor from the *Long Island Press* and *Dan's Papers*; LIBN Real Estate, Architecture & Engineering Awards including IDA Project of the Year in Nassau for Breeze and Isla Blu at Long Beach; and Top 55+ Multifamily Project for Sutton Landing in Deer Park, Mount Sinai, and Uniondale.







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LONG ISLAND'S TOP EMPLOYERS

TOP WORKPLACES 2022

THE BEST MID-SIZE BUSINESSES

1. EXIT REALTY ACHIEVE

Exit Realty Achieve is one of the most trusted sources for real estate on Long Island. They are committed to the communities they work with and plan to have a steady impact within those communities. They have paid $6 million in bonuses to administrative professionals. The key to its successful real estate office is its administrative staff. Clients state that they have received unmatched support from EXIT Realty for years along their buyer's journey, and staff has said their position at EXIT Realty has elevated both their lifestyle and their career path. For more information, visit exitrealtyachieve.com.

2.NATIONWIDE MORTGAGE BANKERS INC.

Nationwide Mortgage Bankers is dedicated to being their clients' and referral partners' trusted advisors. They offer guidance on the home financing process with expert advice and input from their trusted team. Clients wishing to refinance their home, buy a new home, receive a VA loan, take out an FHA mortgage, a reverse mortgage, or take out a conventional mortgage can count on Nationwide Mortgage Bankers to guide them through every step of their journey. In 2020, the company jumped 45 spots to No. 8 on the Inc 5000 list of fastest-growing private companies in the United States with over 16,000% growth from 2017 to 2020. For more information, visit nmbnow.com.

3. SUPPLYHOUSE.COM

SupplyHouse.com is a Melville-based eCommerce company that provides plumbing, heating, and HVAC products at competitive prices to contractors and consumers throughout the United States. In addition to supplying quality products, its more than 900 employees strive to provide exceptional customer service. Its knowledgeable staff will ensure that no question goes unanswered. Its 600,000 square feet of warehouse space is stocked with thousands of SKUs that are ready to ship. It deliver next day at no extra cost to more than 50% to customers, and if an item is not on its website SupplyHouse will do its best to find it and add it to the inventory supplyhouse.com

4. USDAN SUMMER CAMP FOR THE ARTS

Usdan Summer Camp for the Arts welcomes children from kindergarten through 12th grade to immerse themselves within the impactful arts sessions offered. Located in Wheatley Heights, Usdan was founded on Jewish values that motivate them to create a beautiful space for young, talented artists. At the end of each camp session year, they hope to inspire young artists to make a peaceful contribution to the world through their creative talents. Usdan believes that every child should have the chance to express and hone their talents, so they made it their mission to offer a founder's scholarship so kids of all financial backgrounds can receive the opportunity to attend the camp. For more information, visit usdan.org.

5.BRIGHTON HEALTH PLAN SOLUTION

Brighton Health Plan Solution is a nationwide third-party administrator that has been a trusted partner to plan sponsors, TPAs, and carriers for over 30 years. They work diligently to provide customized and effective healthcare solutions for their clients. They are known for their innovative problem-solving techniques in matters such as workers' compensation, alternative dispute resolution, certified PPO, recommendation of care, and no-fault auto. They also work with each client to design a self-funded health plan that properly meets their needs and their budget. Additionally, they offer flexible funding arrangements that aid clients in lowering costs and maintaining full financial control of their organization. This includes tiered benefits, reference-based pricing, and out-of-network reimbursement methodology. For more information, visit magnacare.com.

6. POSILLICO

Posillico's mission as a heavy civil contractor is to positively impact the construction industry in terms of infrastructure, quality of life, and making a difference by gaining solid relationships with clients. Posillico was incorporated in 1946 under the presidency of Joseph D. Posillico, Sr. as a small trucking contractor. Since then, the company has completed numerous high-profile construction and civil engineering projects. The Posillico team works on civil infrastructure projects, paving services, drilling services, soil washing, and wastewater construction within the New York City metro region, Long Island, New Jersey, the Mid-Atlantic, and Texas. For more information, visit posillicoinc.com.

7. DARBY DENTAL SUPPLY, LLC

Founded in 1947 as a single mail-order catalog in Brooklyn, Darby Dental Supply has made impactful contributions to the medical world and to its company. Today, Darby is one of the nation's largest providers of dental supplies and solutions, offering more than 50,000 products and a vast range of capital equipment, software, technology, and repair services. They are recognized for excellence in customer service, highly competitive prices, and innovative value-added solutions. Darby works with practices of all sizes as well as a number of specialties and government institutions. Over the years, they have expanded the company to include medical, dental, and pharmaceutical items. For more information, visit darbydental.com/home.aspx.

8. GREENMAN-PEDERSEN INC. (GPI)

Greenman-Pedersen's mission began in 1966 when Beecher Greenman, Bert Pedersen, and Don Thurbur opened A. Beecher Greenman & Associates in the Village of Babylon. Since then, GPI has consistently done quality work and has taken large strides within the construction field. They currently partner with WTS International to support women in STEM and have recently won the Hunts Point Interstate Access Improvement design-build project. This project is their largest engineering contract to date and will make a huge impact on the Bronx neighborhood's infrastructure. For more information, visit gpinet.com.

9. MEADOWBROOK FINANCIAL MORTGAGE BANKERS CORP.

Meadowbrook Financial Mortgage Bankers Corp's mission is to provide the best in home loan products, services and more. Meadowbrook Financial Mortgage Bankers Corp. offers a full suite of home financing solutions for those with a span of different budgets and personal needs. They assist in home purchasing, refinancing, condos and co-ops, home renovation financing, reverse mortgages, USDA loans, and VA loans. They have many returning customers, as the guidance they provide along one's mortgage journey instills trust and keeps them coming back for future business. For more information, visit mfmbankers.com.

10. ROOTED HOSPITALITY GROUP

Located in Center Moriches, Rooted Hospitality Group is a hospitality company that has provided clients

LONG ISLAND'S TOP EMPLOYERS

with services for over 10 years. They call the superior customer satisfaction that they deliver "Hospitality DNA." RHG opened its first location in 2010 as RUMBA in Hampton Bays, and since then has opened numerous other restaurant locations throughout Island. Their restaurants include Cowfish, Rhum, Flora, and Avo Taco. All of their restaurants feature an island, beachy, and refreshing vibe, as they believe this creates a calming atmosphere for their customers. For more information, visit rootedhg.com.

11. MSC INDUSTRIAL SUPPLY CO.

MSC Industrial Supply Co. is one of the nation's leading North American distributors of metalworking and maintenance. MSC was founded in 1941 to help customers with inventory management and prospective industrial supply vendors. They offer over more than 1.6 million products from industry-leading suppliers to point clients in the right direction within their projects. Some of their most popular products come from exclusive brands such as Accupro, Hertel, Bowmalloy, SPi, Pro-Safe, and Pro-Source. These high-profile, high-performance brands are what MSC believes keeps one's business running properly and "what keeps their bottom line in shape." For more information, visit mscdirect.com.

12. MARCUM LLP

Marcum LLP is a leading accounting and advisory service dedicated to helping its clients reach their financial goals. The firm offers tax, assurance, and advisory services to a diverse group of clients including high-net-worth clients, middle-market companies, and entrepreneurs. Marcum LLP is one of the top 20 accounting and advisory firms in the country, providing services to privately-owned national firms as well as local businesses. They have successfully been providing personalized and expert guidance to their clients since 1951, and continue to achieve successful outcomes because of their committed philosophy. For more information, visit marcumllp.com.

13. DESIGNATRONICS INC.

Designatronics, which opened in 1950, is a leading manufacturer of small mechanical components and assemblies. They serve a diverse range of industries such as Defense, Aerospace, and Medical. In 2017, Designatronics began operations in their new, 96,000-square-foot world-class facility, designed to improve efficiencies and offer them physical room for company growth. They meet their goals through increased productivity, delivery of quality products, being on time, and at competitive prices. They are completely committed to continually improving performance through internal and external evaluations and maintaining a reputation for meeting the standards stated in their policy. For more information, visit designatronics.com.

14. ENGEL BURMAN

Engel Burman consists of its developmental, construction, and management team working together to utilize their extraordinary collective ability to seek undiscovered potential, discover unique opportunities and manage new communities. Engel Burman helps design residential, commercial, senior living, and healthcare properties. Their organized and efficient team has contributed to the great success of the company. For more information, visit engelburman.com.

15. CN GUIDANCE & COUNSELING SERVICES

CN Guidance & Counseling Services is a nonprofit organization that aids in recovery for individuals with mental health and substance use conditions through clinical treatment, counseling, housing, and support services. With offices throughout Long Island, the group helps tackle substance use issues within the region. According to the organization, about 195,000 adults on Long Island suffer from some form of substance use disorder in any given year. Additionally, an estimated 77,000 Long Island adults experience both a mental health disorder and a substance use disorder that significantly interferes with their quality of life. For more information, visit centralnassau.org.

16. HEALTHCARE PARTNERS, MSO

Healthcare Partners is an independent practice association led by physicians who help doctors remain independent so they can deliver expert care to their patients. This organization is made up of thousands of primary care and specialist doctors throughout the greater New York metro area. Its mission is to supply members with the highest-quality care while effectively utilizing healthcare resources and creating long-term value for all stakeholders. Achieving this is all thanks to their core values: integrity, empathy, quality, innovation, and collaboration. Currently, they offer an Advanced Care Planning booklet to help break down one's healthcare benefits and options. For more information, visit healthcarepartnersny.com.

17. GRASSI ADVISORS & ACCOUNTANTS

Grassi Advisors & Accountants' industry-specific advisory, tax, and accounting solutions are delivered by professionals who have experience in your market sector and know how to navigate it to find your success. Since its founding in 1980 by Louis C. Grassi, the company has grown to become one of the nation's largest accounting firms with more than 360 employees and nine office locations in the United States and Italy. Grassi Advisors & Accountants make sure that their clients are ahead of the curve as tax laws, incentives and strategies change on the federal, state, and local levels, and represent their interests before the IRS and other tax authorities. For more information, visit grassicpas.com.

18. ARBOR REALTY TRUST, INC.

Arbor Realty Trust has helped multifamily and commercial real estate clients achieve their financial goals through steady, long-term relationships. With offices on Long Island, Arbor offers small and multifamily loans, Freddie Mac multifamily loans, Fannie Mae multifamily loans, and affordable housing. Arbor's product platform also includes bridge, CMBS, mezzanine, and preferred equity loans. Rated by both Standard and Poor's and Fitch Ratings, Arbor is committed to maintaining a great reputation for service, quality, and customized solutions with an unmatched dedication to providing our clients with excellent service over the entire life of a loan. For more information, visit arbor.com

19. ASSOCIATION FOR MENTAL HEALTH AND WELLNESS

The Association for Mental Health and Wellness is a local crisis counseling provider that offers the region comprehensive services and advocacy focusing on mental health as well as overall health and wellness. Its mission statement is, "Empowering and inspiring people of all communities to identify, pursue and sustain healthy, meaningful lives." The organization believes that mental health is as important as physical health, and their goal is to ensure that all local needs and voices are heard and recognized by government leaders, the business community, advocacy groups, and educational organizations in the Long Island region. They offer an emotional support helpline, educational materials, and trusted referrals. They have also collaborated with NY Project Hope, which provides support so that people can manage the changes brought on by Covid-19. For more information, visit mhaw.org.

ROKFINANCIAL





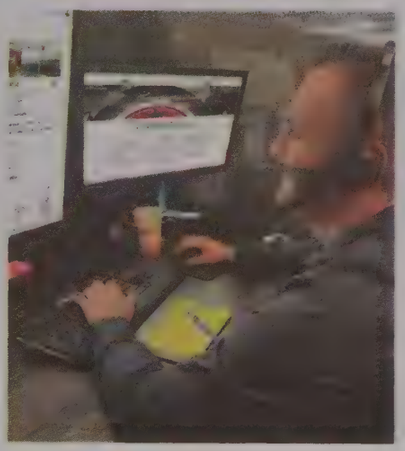
ROK Financial opened its doors in August of 2020, and has been growing ever since. Based out of Great River, NY, the company dedicates itself to filling the demand for commercial financing products ranging from $10,000 to $10 million.

The team of over 49 employees at ROK is composed of a highly seasoned staff with a wide variety of business financing knowledge, offering products and services including, term loans, equipment financing, lines of credit, SBA loans and much more. ROK offers access to the top fintech and commercial lenders in the nation.

A self-proclaimed 'family,' the team at ROK extends outside its four office walls. The team truly looks out for one another in and out of the workplace. Outside normal business hours, you can find the ROK team strengthening their bond on the golf course, at a family barbeque or even at happy hour. There isn't a single function that the entire team won't show up to lend their support to one another.

When looking to expand the team, ROK not only considers the technical qualifications of a candidate, but also how they will positively impact what it calls its "ROK Solid" environment. It is extremely important that the firm recruits those whose attitudes, beliefs and behaviors reflect their core company values.

ROK is committed to establishing solid relationships with its employees, clients, lenders, and partners by providing the best financing solutions available to business owners while creating a positive association with business financing. Through a streamlined process, revolutionary technology and educated team of experts, ROK supports business owners' ability to create perpetual opportunities.



TOP LONG ISLAND WORK PLACES 2022



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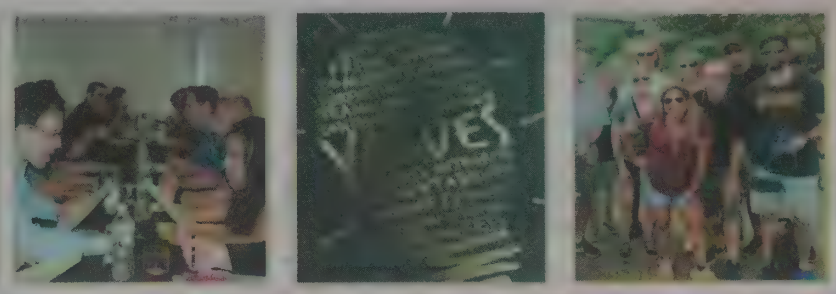
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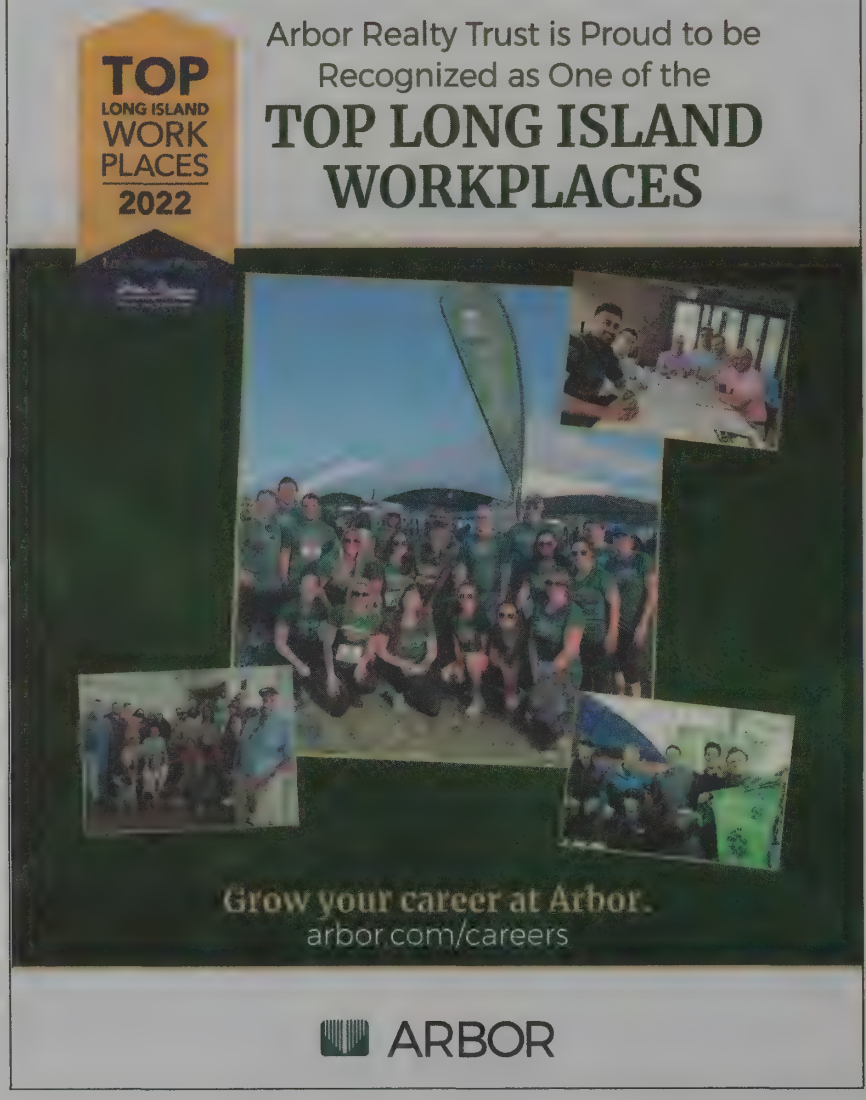
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NATIONWIDE MORTGAGE BANKERS: FLEXIBILITY AND A FAMILY-LIKE ATMOSPHERE HELP FOSTER FABULOUS COMPANY CULTURE

BY JEFF BERMAN

Three years ago, Melville-based Nationwide Mortgage Bankers debuted on the Inc. 5000 list of the fastest-growing private firms in the U.S., coming in nationally at No. 51 after seeing more than 5,000% growth from 2016 to 2019, NMB says.

In 2020, the company jumped 45 spots on that list to No. 8 after achieving more than 16,000% growth from 2017 to 2020, NMB points out, noting that firms that have gone on to become household names, including Microsoft, gained early exposure by making the Inc. 5000 list.

NMB also says it's become the fastest-growing mortgage company in the U.S. for two straight years.

Meanwhile, the company has been fostering a unique company culture and employee experience for its staff that has resulted in its being voted one of the top Long Island workplaces in a *Long Island Press* survey.

Frequent compliments among the several employees who commented anonymously about why they loved their jobs at the company included the work "flexibility" which management allows its staff that includes the ability for at least some of them to work remotely from home. That flexibility helps employees maintain a "great balance between work and family," one staff member said in the survey.

Speaking of family, one respondent said: "Often companies use the term 'We are a family' but at Nationwide it truly is the truth." As did several employees, that respondent praised the supportive management. Another respondent noted that employees at the company are "able to talk openly with my manager on concerns and will be heard."

Several respondents also praised the people on their teams, one noting: "I have the best team. I wake up every morning and absolutely love what I do."

Asked why he believed his company was selected as a top Long Island workplace by so many of its employees, Richard Steinberg, its founder and chairman, said, "I wanted to build an amazing company from the ground upwards. First, I found the best operations people, and then I found the best underwriters. It was kind of like *Field of Dreams*: 'If you build it, they will come.' The result was we built an amazing infrastructure, and people all over the industry started hearing about us and running over to get onboard. We've ranked on the Inc. 5000 for four years in a row, with three of the years listing us as the fastest-growing private mortgage company."

Steinberg is "honored to be a part of our amazing NMB family," he said, adding, "Our company being selected as a Top Long Island Workplace is proof that when you create a culture that is more than writing on the wall, when you listen to the needs of your



workers and fulfill them, the people will respond with commitment and respect. Ultimately, our impressive accomplishment would not have been possible without our culture built on hard work, dedication, transparency, and the drive of each of our employees."

Steinberg started the company in 2011. "At the time, I was dissatisfied with working for a large company that didn't take the opinions and voice of its workers," he recalled. "I wanted to build a different type of mortgage company, one that is relationship-based and helps people get into homes – first-time homebuyers in particular. I am proud to say we have built NMB on a culture of getting things done now – not later – and it's this mentality that's allowed us to serve our clients with passionate, driven, and fueled trusted advisors. We talk the talk and walk the walk!"

The company's "mission is to be our clients' and referral partners' trusted advisors, guiding them through the home financing process with the highest level of service and professionalism," he went on to say. "NMB is Great Place to Work certified, has ranked #7 [in the] *Fortune* Best Workplaces for Millennials 2022, #2 *Fortune* Best Workplaces in New York 2022 and #8 Top Workplaces USA 2022. In 2021, NMB ranked #2 in *Fortune* Best Workplaces in New York, #4 in *Fortune* Best Workplaces for Millennials, ranked #6 in *Fortune* Best Small & Medium Workplaces, and ranked #38 of out 100 companies for the 2021 *People's* 100 Companies that Care list."

Asked what makes NMB unique, he replied, "At Nationwide Mortgage Bankers, we equip our team of trusted advisors with the best technology, tools, loan programs, and operational staff in the industry. We provide our clients the best-in-class customer service. We provide up-to-date, innovative technology that makes this process more comfortable and efficient. We want our clients to feel confident they are in great hands with an NMB trusted advisor."

Additionally, NMB's leadership team is the "best in the business," he said, adding, "Careers matter. We hire and retain top talent in the industry, providing them the training, support, and leadership to grow their careers. I focused on building an accessible executive team that listens to the ideas of our workers and implements changes that impact our organization for the better."

Noting that he was born and has lived in New York all his life, Steinberg said he and his wife are parents to three children and three golden retrievers.

Concluding, he said, "I love impacting people's lives quickly, whether that's our employees, clients, or referral partners. I am very hands on and strive to build operations and sales teams to function as one team, by implementing best-of-breed technology while creating a workplace community that trusts each other to build top-quality loans. More than anything, I believe that investing in workers and hiring the most talented people in their fields should come first and production will follow.



BRIGHTON HEALTH PLAN SOLUTIONS' HEALTHY ATTITUDE TO THE WORKPLACE

BY CLAUDE SOLNIK



Brighton Health Plan Solutions, including operations under its MagnaCare brand, supports employee benefits for commercial and labor organizations across Long Island and the nation. So it's probably no surprise that the company has a wide range of measures in place designed to focus on its own workers' health and well-being.

Founded in 1990, the Westbury-based company employs about 280 on Long Island and 320 nationwide. Launched as a provider network, it is now a full-service third-party administrator for self-insured employers. The company delivers comprehensive health plan management, operates the well-known MagnaCare brand, offers flexible provider network strategies, and runs a successful casualty business.

It seeks to "redefine healthcare quality and value by aligning the incentives of our partners in powerful and unique ways, transforming how healthcare is accessed and delivered and bringing outstanding products and services to the market."

Brighton Health Plan Solutions carries out its vision with its employees as well, from benefits to community involvement and many other practices. In a survey, employees talked about "great teamwork and leaders," a "great" company culture as well as the ability "to have a real, positive impact on the lives of our members, while also working to bring change to the healthcare industry."

Charity may begin at home, but it also continues in the workplace. The company launched its charitable matching program in 2017, matching employee donations to the United Way dollar for dollar. All team members who participate also earn an additional paid time off (PTO) day.

Brighton Health Plan Solutions also provides each employee with a day off of their choosing to volunteer to support the community at United Way partner organizations such as the Hagedorn Little Village School for children with autism spectrum disorders and Habitat for Humanity.

"As a local company, we want every employee to have an opportunity to give their support to the communities we serve," according to the company. "That's why we're making giving back part of our culture, living our value of compassion."

The team meets frequently and "gives all team members the opportunity to opine on the work that we do." The company also took the pledge with CEO Action for Diversity & Inclusion to support more inclusive workplaces for employees, communities and society.

"We're creating a culture where team members can be authentically themselves," said Julie Bank, chief people officer at Brighton Health Plan Solutions. "We create an environment where they can share their professional and personal stories. As leaders, we do the same."

The brightest ideas in healthcare happen here.

BRIGHTON health plan SOLUTIONS

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TOP LONG ISLAND WORK PLACES 2022

LONG ISLAND'S TOP EMPLOYERS

NATIONAL BUSINESS CAPITAL IS BUILDING A BETTER WORKPLACE

BY CLAUDE SOLNIK

On a recent day, National Business Capital CEO Joseph Camberato gave a tour of his company's new offices in the Long Island Innovation Park at Hauppauge (formerly the Hauppauge Industrial Park).

If you wondered why the *Long Island Press* named the company the best small business workplace on Long Island for 2021, the company culture and office give some reasons.

While many companies have focused on fleeing the office with remote work, National Business Capital has been making the office a more welcoming place, from culture to team building to investment and infrastructure.

"We call this the idea lab," Camberato said as he stepped into a comfortable, home-like room. "It's an employee lounge and a collaborative, relaxed meeting space. You can do Zoom on the TV."

He said some desks were designed to provide comfort as well as health.

"This office is state of the art," he added. "Everything's brand new, the furniture. We've got standing desks, so you can put your desk up or down."

As he walked through the office, with interior design by 71 Visuals, also based in Hauppauge, he passed the word "Grow" in green letters adorning one wall not far from the words "driving growth for all," the company mission.

Camberato explained that this means growing the business, growing clients' business and employees' personal growth.

Camberato passed the company's success coach, who trains new hires in a 90-day training program to prepare them to be business financing advisors. The words "success, mindset, team, action, discipline" and more adorned a wall.

"This is our beautiful new kitchen. We've got snacks," he said of healthy (and not always healthy) foods near a flavored water machine. "This is our awards wall and review wall from our customers."



JOSEPH CAMBERATO (COURTESY NATIONAL BUSINESS CAPITAL)

Employees obtain recognition in the form of National All Stars awards at the company, which also provides financial incentives. "When you hit certain goals, there are baseballs," Camberato said. "You get your name on a baseball. At the end of the year, you get to keep your ball."

Walk a little further and you reach the tree ring wall with rings representing company milestones, including 2007 when Camberato started the business in a spare bedroom, 2015 when it reached 50 employees, and 2019 when it surpassed $200 million in annual funding.

"The world changed a lot since I started the company 15 years ago," Camberato said. "I've been able to move with the times, but also understand what people want in a workplace."

National Business Capital, a business lending marketplace including more than 75 lenders, connects customers with and helps them obtain a wide range of loans. They typically work with companies that have revenues ranging from $250,000 to $30 million.

"Technology has helped us digitize and streamline the application process and speed along the underwriting process," Camberato said, noting that the company funds transactions in one to 10 business days. "The larger the transaction, the longer it may take. We fund companies in hours and days, not weeks and months."

He added that they recently helped obtain $75,000 in funds in 18 hours for a restaurant, obtained a $600,000 loan in three business days for a dental group, and secured a $7 million revolving line of credit and $4 million term loan in 30 to 45 days for an apparel wholesaler.

The company has helped companies obtain about $2 billion in funding through about 20,000 transactions.

"We don't charge any up-front fees. We only get paid if we complete a transaction," Camberato said. "We complete a few hundred transactions a month. The volume we do sometimes gives us access to better pricing, better rates."

Companies can save money, but also something else.

"We're a timesaving machine," Camberato said. "We save owners time and frustration from having to shop around from lender to lender."

The company, which had been based in Bohemia for about a decade, recently settled into a Rechler Equity Partners building with a full-service cafeteria and fitness center.

Friday is dress-down day, while Monday to Thursday are business casual days.

"Every morning each department does a mini-huddle with their team to talk about questions, challenges," Camberato said, noting that in monthly huddles, with breakfast brought in, each department talks about stats, goals, and what happened.

"We have events scheduled," Camberato said. "Things to help us grow personally, professionally and fun things, mixer events."

The company also has its own quarterly newsletter to keep everyone up-to-date on developments in, and sometimes outside of, the office.

"We talk about what happened in the quarter, what's happening in the next quarter," Camberato added. "Someone recently had a baby. They'll be featured. We have a new up-and-comer; they'll be featured."

National Business Capital employs about 75 people, all on Long Island, including about 25 hired earlier this year. They can fit about 120 in their space. And true to the walls, and the theme of growth, they are expanding.

"We're hiring," Camberato said. "We should have about 15 people starting next month."

TOP LONG ISLAND WORK PLACES 2022

TEBBENS STEEL

EMPLOYEES LOVE WHAT THEY DO AND WORK TOGETHER WITH FAMILY BUSINESS

BY JESSICA MILITELLO



Tebbens Steel ranked among the best places to work on Long Island in the 2022 Top Workplaces survey.

Tebbens Steel is a Long Island-based business that has been in the Tebbens family since it was founded in 1944, so it's only natural that they view their employees as an extended part of the family and treat them with the same care.

The company has expanded over time, from a small shop catering to local businesses in the area to working on large structures like the Parrish Art Museum in Water Mill and homes on the East End, just to name a few notable jobs in the area. But as the company — 55 employees and counting — continues to grow, the intimacy that comes from working with a family business passed down through generations definitely plays a role in employee satisfaction and why the company continues to succeed.

"We still have that small family business feel," said Owner Tom Tebbens II. "There's people who have worked with us since 1982 who are still with us, so we have a good group of people who have worked with us for a very long period of time."

Tebbens Steel began from humble beginnings in 1944, near the end of World War II. Tebbens' grandfather Alfred first became familiar with the steel industry after working in the Brooklyn Navy Yard before opening his own business, originally called The Village Repair shop. According to Tebbens, he fixed lawn mower blades, ice skating blades, and more, and also helped local businesses on the East End.

Over the years the business evolved and moved on to more intricate work and the name changed to Tebbens Steel. Their present headquarters is located in Calverton, not far from where Tebbens grew up. His mother and father ran the business for many years before he came to work with them in 1996. Presently Tebbens and his wife are running the business a major production facility where teamwork is paramount, from manufacturing structural steel and other metals to executing their main niche at the moment, high-end homes. Their work also includes everything from structures of homes to stairs, railing, stainless steel cabinets, and bronze hoods. According to Tebbens, this is part of what adds to job satisfaction. "We get to do something different every day with the work that we do, which makes it very interesting," said Tebbens.

There are several factors that play a big role in what makes Tebbens Steel a satisfying workplace. According to surveys which all 55 employees participated in and submitted, responses of why they love their job varied from answers such as, "I get to build amazing things," "I love what I do, so it doesn't feel like work," "It feels like I'm doing a good thing for other companies," and "I feel I greatly contribute to the company's success."

"We still have that small family business feel," said Owner Tom Tebbens.

"We try to make sure that everybody reaches their potential," said Tebbens. "There's room for growth [and] for people to try different things. They're able to move around, and people don't get locked into one position."

In addition to work that feels meaningful and interesting with possibilities of exploring different roles, it's important to note that the company provides their employees with competitive pay and ensures that they are receiving benefits that make a big difference in their future, like time off, affordable, top-notch healthcare, and retirement plans. "We really wanted to make sure that everybody is able to raise a family and have a family if they work for us," said Tebbens.

The company also recognizes the value in organizing social events and creating an environment that encourages teamwork. They've had quarterly events like playing golf and bowling, and even going to sports events and comedy shows, and continue to find ways to create a positive working environment. This year, for example, the company picked three Fridays during the summer to close so that everyone can enjoy a three-day weekend. In the past, they experimented with taking every Friday off during the summer, but according to Tebbens some employees liked it, while others weren't too crazy about it. Overall they continue to work as a team and figure out what's best overall for a great workplace.

"The lessons learned from working with my parents and seeing how they treated the people that they work with is what has been the guiding light that we live by," said Tebbens. "It was a very small company so everybody was part of the family, so that definitely has been something that's always been at the core of who my family is."







Our employees make HCP a great place to work

TOP LONG ISLAND WORK PLACES 2022

As an organization, we care about our providers, our patients, our community and each other. At every level, employees are offered the opportunity to succeed—competitive salary and benefits, collaborative team approach and professional development.

And it makes receiving the honor of Top Long Island Workplaces that much sweeter—knowing that our employees are as happy to work here as we are to have them here.

Thank you—and here's to another great year together!

Join our team! Visit us at HealthCarePartnersNY.com

*Pictured above (clockwise from top): **Habitat for Humanity**–Employees were honored to support Habitat for Humanity's goal of providing affordable housing to families in the community by assisting with a build in Central Islip. **LI Cares**–HCP volunteers visited the Long Island Cares warehouse to sort and pack needed foods and supplies. **Back to School**–Pay It Forward, LI provided the HCP community a chance to collect school supplies for local children in need. This year, HCP equipped 15 students for the upcoming school year.*

National
BUSINESS CAPITAL

Driving Growth for All Entrepreneurs & Our Team Members



When entrepreneurs need capital to tackle a challenge or take advantage of a growth opportunity, they call up the team at National to streamline their search for competitive financing.

National Business Capital, a leading FinTech platform, leverages a 75+ lender marketplace to connect entrepreneurs in almost every industry with a variety of business financing options, including term loans, business lines of credit, SBA loans, and more. Their simplified, efficient, and client-focused approach has secured $2 billion in financing since the company's inception in 2007, saving entrepreneurs countless time and helping them reach their full potential promptly.

They firmly believe there is no "one-size-fits-all" approach to financing. With a business model that prioritizes efficiency and transparency, clients often return to National for additional financing because of the speed and simplicity of the process, but this isn't the only reason. Although they're a leader in the FinTech industry for many reasons, their clients agree that it's the personalized service and award-winning team that set them apart from the automated messages of their competition.

"Our team really makes National what it is. I want to shout them out, especially for all their hard work managing through Covid when small business lending stopped overnight. We have such magnificent and intelligent people, and I genuinely believe we're one of the best teams in the SMB lending world." CEO & Founder Joe Camberato says. "I enjoy coming to work every day because I'm having fun. A big part of that is my amazing team. I'm so proud of what they've done already and how they'll continue to grow in the future."

Company culture isn't just a buzzword for National; It's how they operate. Strong leadership ensures that the team has every resource they need to succeed, including on-site job training, consistent education on business/economic trends, and personal growth opportunities, like financial coaching and health advice.

"Everyone at National shows up each day and puts in 100% effort for themselves and the team. This creates a competitive environment to win, be the best, and outshine our competition. The future is our people, and everybody's got a shot to get to the top!" says Josh Gold, Success Coach at NBC.

National's commitment to culture has earned them Long Island's "Top Workplace" award in 2019, 2020, 2021, and most recently, 2022. The team is ecstatic about this achievement, to say the least, and has already set their sights on earning the award again next year, in 2023.

The company also has a culture team that helps ensure culture is intact and that the office environment aligns with our core values. They're responsible for a number of different initiatives both inside and outside the workplace, such as team-building events and recreational activities, to keep everyone motivated and coming to work ready to make a difference.

One event organized by the culture team is the Thanksgiving basket delivery, a familiar favorite at National. The company also donates ten meals to Feeding America for every deal they fund, sending over 200,000 meals to date.

The 75+ person team is held to high standards and accountability, with mutual respect and growth placed at the forefront of their workplace. National recently built out a beautiful, modern, and tech-driven headquarters in the Hauppauge Innovation Park. They've hired 25 people this year alone, and although they just recently upgraded their workplace, they're already starting to think about expanding even further.

In 2007, Camberato aimed to build a time-saving machine for business owners that made it easy to access the capital needed to grow. With his award-winning team behind him, he's created just that, and they're nowhere near their peak almost two decades later. The company is entering a continuous growth mode to expand the team and extend its influence exponentially over the coming years, giving both its clients and their team every opportunity to grow throughout the journey.

SupplyHouse.com

THE SECRET STRATEGY OF PUTTING PEOPLE FIRST



SupplyHouse.com, a leading online plumbing, HVAC, and electrical supply distributor, offers more than 200,000 products from 450 brands and operates four fulfillment centers across the country to ensure prompt deliveries. They also make it a point to offer fast, friendly customer service from real people in order to deliver the best possible customer experience.

That may help keep the e-commerce company's customers happy, but the company clearly works hard to keep its employees happy as well.

SupplyHouse.com's secret? A company culture that serves employees as well as customers. The Melville-based business, which touts "Real people. Real service," was culture-focused and employee-friendly even before the pandemic made companies re-think their approach to employee benefits and corporate policies. Now that employees have the option to work from home, SupplyHouse.com still strives to provide opportunities for connection and camaraderie.

The industrial supplier is known for going above and beyond to keep their team members happy. CEO Josh Meyerowitz said focusing on his team "has helped to create a people-focused organization, which has led to sustained growth and a strong working environment." In addition to everyday benefits like a completely remote working model with the option of coming into the office; dental and vision coverage; a free, 100-percent employer-sponsored medical coverage option; and an up to 4 percent match for 401(k) plans, SupplyHouse.com boasts a culture that continues to turn the heads of potential applicants – even through a nationwide hiring slump.

A company survey returned more than 25 explanations as to why employees love working at SupplyHouse.com. Reasons ranged from a caring culture to genuine people, to a team-oriented approach. One employee cited a "great work environment," others singled out organized out-of-office events, while another said, "the culture is wonderful. I feel supported by my peers and managers and that I could ask any question without being judged." One employee stated, "I really enjoy the people I work with and the culture of the company."

Under the leadership of Meyerowitz, a graduate of NYU's Stern School of Business, SupplyHouse.com has embraced the philosophy that an emphasis on people as well as product is paramount to being an enlightened employer and e-commerce business.

"Many of our traditions, though slightly altered, have remained in effect throughout the pandemic, including our Halloween costume contest, health and wellness month, and core values weeks," Julie Collins, a Human Resources manager, said. "We have always placed a strong emphasis on team building, and working remotely was not going to make this any lessof a priority." While the pandemic impacted every company, SupplyHouse.com was prepared to adapt, having an employee-centric mindset already in-place.

SupplyHouse.com continues to encourage active collaboration with on-site team meetings, company gatherings, and a softball league. The business also encourages employees to stay active in the local community.

"From cleaning up the grounds of treatment facilities to hosting events for charities and our mentorship program in our local school district, helping others is a substantial part of our journey," its website states.

"We are a team of passionate, creative problem solvers," an employee on its website is quoted as saying. "Whether we are collaborating on our next project or on the softball field, at the end of the day, we are all working towards being our best selves."

"We have always placed a strong emphasis on team building, and we will continue to do so," said Julie Collins.

In addition to its Long Island headquarters, SupplyHouse.com has fulfillment centers in Reno, NV; Cranbury, NJ; Columbus, OH; and Farmers Branch, TX.

TOP LONG ISLAND WORK PLACES 2022

Long Island Press | Dan's Papers THIS IS THE HAMPTONS!

TOP WORKPLACES 2022

THE BEST SMALL BUSINESSES

1. NATIONAL BUSINESS CAPITAL

National Business Capital helps entrepreneurs secure quick and fair financing to save time and cultivate sustainable growth. Its stress-free online platform is designed for simplicity and speed, helping business owners go from application to approval in a matter of hours. And while it remains a leader in the Fintech industry, its clients agree it's the personalized service and award-winning team that sets the company apart. From SBA loans to lines of credit, to equipment financing, and more, business owners can access all the different financing programs available to them in one place. Through our streamlined process, National Business Capital has helped clients secure over $2 billion in financing since 2007, and, more importantly, helped entrepreneurs save a tremendous amount of time and grow faster. For more information, visit nationalbusinesscapital.com

2. ROK FINANCIAL

ROK started in 2020 when a small group of business financing professionals collaborated with Founder and CEO James Webster to assist thousands of business owners with obtaining financing. In a little more than two years, ROK has already succeeded in that goal; thousands of business owners have received millions of dollars in financing due to their high-quality guidance. ROK financial offers small business loans, equipment financing, SBA loans, AR financing, asset-based loans, franchise financing, and more. They offer a five-step process: completing the application, meeting one's advisor, reviewing one's options, choosing one's offer, and getting funded. For more information, visit rok.biz.

3. MEROLA TILE

Merola Tile is a leading tile distributor based in Amityville, New York, and Willingboro, New Jersey. They offer an extensive variety of tile collections and products in all different shapes and colors to appeal to their clients' desires. The company was founded in 1988 and within four decades, it has succeeded in building an esteemed team, creating one of the largest sample departments in the industry, and providing customized sales and marketing materials for its customers. Their mantra is, "We want our customers to feel like they are the most important people in the world. Because to us, they are." For more information, visit merolatile.us.

4. BLUE OCEAN WEALTH SOLUTIONS, A MASS MUTUAL FIRM

Blue Ocean Wealth Solutions is committed to providing financial education, state-of-the-art technology, and a flexible approach to achieving a lifestyle that one desires. They offer life insurance, additional protection insurance, retirement, and investment services. They have over 150 financial professionals equipped to help clients with financial education. The company's success comes down to its state-of-the-art technology, its commitment to diversity, and customized approaches to fit a client's lifestyle. Additionally, as a MassMutual firm, they offer financial products and services, along with local resources to help provide clients tailored guidance. For more information, visit blueocean.us.com.

5. STASI BROTHERS ASPHALT & MASONRY

Stasi Brothers Asphalt & Masonry was founded by Saverio Stasi. He started the masonry company in 1962 with his brother-in-law, Francesco, and was dedicated to strengthening the company up until his last years. They offer residential services such as driveway installation, patio installation, and steps installation. They also offer commercial services such as asphalt paving, construction, and masonry. Numerous customers have expressed their satisfaction with the continuous high-quality service they receive and the expertise that the staff holds. Stasi Brothers' commitment to customer satisfaction is what has heavily contributed to the great success of the company over the years. For more information, visit stasibrothers.com.

6. NATECH PLASTICS

Natech Plastics is an ISO 13485 and 9001-certified provider of product development, custom injection molding, and contract manufacturing services. They specialize in design for manufacture and scientific molding services, which ensure streamlined schedules and stable processing for critical-use plastic parts. The company, founded in 1998 by German expert mold-maker Gerd Nagler, combines traditional German precision with the spirit ofAmerican manufacturing. Right now, Natech maintains three facilities: two manufacturing facilities in Ronkonkoma and their third facility, which houses its mold-making operations, the spirit of in Clark, New Jersey. Production within these facilities runs on a three-shift-per-day schedule, five days per week. For more information, visit natechplastics.com.

7. REVERSE MORTGAGE FUNDING, LLC.

Reverse Mortgage Funding offers loan options to give clients financial peace of mind. Its mission is to provide fresh and progressive thinking through flexible reverse mortgage options. It is widely known for Home Equity Conversion Mortgage rates that are lower than most, something that they believe keeps clients satisfied and coming back for consistent guidance. The company has created a guide to help families better understand how reverse mortgages work, and the role they can play in smart financial planning strategies for not only older homeowners, but also their adult children. This guide also addresses common questions and concerns that adult children have as they assist their parents in the decision-making process. For more information, visit reversefunding.com.

8. TRANSERVICE LOGISTICS INC.

Transervice Logistics has been one of the most trusted transportation companies for over 50 years. They provide dedicated contract maintenance, full-service leasing, contract carriage, material handling equipment leasing and maintenance, and freight management. Their service methodology is twofold: they believe that operations should be dedicated to serving their clients' needs only and that fully customized solutions will improve their clients' fleet operating performance. Their business is steadily growing to this day, with some notable business deals with Walgreens, *The New York Times*, and Roma foods. For more information, visit transervice.com.

9. L.K. MCLEAN ASSOCIATES, PC.

Louis K McLean Associates (LKMA) is an 80-person firm that includes 20 licensed professional engineers. Its mission is to provide expert guidance regarding the planning, design, and construction inspection of public and private sector projects. It offers services such as airport construction and fuel, building construction, coastal and marine engineering, highway design, traffic engineering, and solid waste management. Currently, LKMA serves many governmental and private clients on a continual basis from their offices located in Brookhaven, and their satellite office in Hicksville. For more information, visit lkma.com.

TOP LONG ISLAND WORK PLACES 2022

LONG ISLAND'S TOP EMPLOYERS

10. UPWARD HEALTH

Upward Health is a home-based medical group that specializes in primary medical and behavioral care for individuals with complex needs. They are dedicated to serving patients throughout their communities and make it their mission to reduce barriers such as long delays due to scheduling. Patients are seen whenever they need care and for as long as they need. Upward Health desires to assist its patients throughout all of their possible life challenges, such as food insecurity, social isolation, housing needs, and transportation. In addition to their inside efforts, they currently partner with the Shoulder to Shoulder Foundation to help tackle some situations that in normal interventions cannot be solved on their own. For more information, visit upwardhealth.com.

11. DUKAL

In 1991 Gerry LoDuca, Dukal's president and owner, started the company as a high-quality, cost-beneficial option for healthcare industry leaders. In the past 30 years, Dukal has built a dedicated staff, strategic relationships, innovative products, and multiple supply chain partnerships which have allowed the company to grow to be a respected industry leader. The company's mantra states that by focusing on four key areas — healthcare products, contract manufacturing, consumer products, and innovation and design — they will enhance family and community health. LoDuca also makes it his mission to give back to the industry by serving on the boards of HIDA's Educational Foundation and Healthcare Manufacturing Management Council (HMMC). For more information, visit dukal.com.

12. OTO DEVELOPMENT

The OTO Development team, established in 2004, was created with the mission to increase the value of investments in people and their products. In 2009, Hyatt recognized OTO development with the Spirit to Preserve award for the company's commitment to environmental sustainability in hotel development and operations. Their strategic approach to delivering excellence stems from decades of industry experience; they manage for others with an owner's perspective, understanding that each market and hotel is unique. For more information, visit otodevelopment.com.

13. MR. BAR-B-Q

Mr. Bar-B-Q offers an array of cooking tools and sets to enhance the grilling experience at one's household. They have recently released a new collapsible caddy which makes it easy to carry condiments and other barbecuing tools when traveling. Founded in 1972 by Marc Zemel, Mr.Bar-B-Q has quickly become a leading brand of premier barbecue accessories and outdoor lifestyle tools offered at an affordable value. Mr.Bar-B-Q's partner brands Armor All and Blue Rhino offer distinguished grills and grill-cleaning products that have satisfied numerous customers during their cooking activities. These products are imported and distributed internationally at customers' convenience. For more information, visit mrbarbq.com.

14. KIDSFIRST EVALUATION AND ADVOCACY CENTER

KidsFirst Evaluation and Advocacy Center prides itself in providing expert services to children and families in order to best meet everyone's educational needs. Formed in 1997, KidsFirst Evaluation and Advocacy Center provides Early Intervention, preschool, and school-age services in their office, children's homes, school, and/or daycare facility. They have New York State licensed therapists who are highly trained and specialize in working with a pediatric population. Their specialty areas include speech therapy, occupational therapy, special education teachers, ABA-trained teachers, physical therapy, and counseling by both psychologists and social workers. For more information, visit kidsfirstevaluation.com.

15. JANOVER LLC

Janover LLC's team is dedicated to providing an integrative approach to financial planning. Their relationships behind calculation are built on one thing: trust. They hold expertise in all phases of audit and accounting, taxation, advisory, and consulting, and have extensive experience to help clients maximize savings and profit, minimize tax burdens and address even the most complex challenges. The wide range of customized tax, accounting, and consulting services that they offer helps privately owned businesses and high-net-worth individuals set and achieve their financial goals. For more information, visit jrllc.com.

16. PLESSER'S APPLIANCES

Founded in 1919, Plesser's is one of America's oldest appliance stores. Current owners, Marc Howard & Al Howard, third-generation appliance men, follow the credo established back in the beginning of the century, "Treat the customer with respect and offer them the best prices, products and support available." Plesser's management, sales and customer support teams are proud to carry on the tradition of old-fashioned service and customer satisfaction. Though their concept of complete customer satisfaction may be old-fashioned, their expertise of the ever-changing appliance/electronic industry is anything but. Keeping abreast of the latest innovations, Plesser's carries the most technologically advanced products from all major manufacturers. In addition to the huge assortment of kitchen appliances, this Babylon-based company is at the forefront in offering the latest in barbecues, air conditioners, and state-of-the-art electronics. For more information, visit plessers.com

17. UNITED STATES LUGGAGE COMPANY

United States Luggage Company (USL) is a third-generation, privately owned company based in Hauppauge with two distinct brands, Solo and Briggs & Riley. Solo creates unique bags and tablet cases with New York-inspired designs, selling to a diverse range of U.S. and international retailers, including mass merchants, e-tailers and department stores. Solo brand's passion statement is to "save the planet one stylish bag at a time" the brand's target goal is to remove 40 million plastic bottles from landfills, turning them into stylish bags for its millennial customers. Briggs & Riley is an internationally recognized luxury brand, offering high-performance luggage, business cases and everyday bags. Our overarching mission is to create lifelong customers who advocate passionately for our brand, a vow we take seriously with a lifetime guarantee, "Engineered for reality. Guaranteed for life." Two dynamic brands are fueled by a lively environment where work is not merely a paycheck, it's a passion. For more information, visit usluggage.com

18. BERDON

Founded in 1917, Berdon LLP is consistently ranked among the nation's top CPA and advisory firms. With more than 400 professionals and staff, clients access a comprehensive array of accounting, tax, financial, and management advisory services. Through its specialized expertise and dedicated service teams, the firm advises on almost every aspect of a business at any stage of development. Its service combines CPAs, lawyers, accountants, and other specialists offering a full array of services designed to ensure compliance, drive efficiency, and preserve wealth. For more information, visit .berdonllp.com

LONG ISLAND'S TOP EMPLOYERS

19. LEWIS JOHS AVALLONE AVILES, LLP

Founded by four attorneys focused on solving client problems with an emphasis on quality and excellence, this Islandia-based firm's vision continues 29 years later, with offices on Long Island and New York City, and more than 70 attorneys. From its inception in 1993, it has steadily gained a reputation as a skilled and dynamic law firm. The firm has grown as its clients have expanded, adding practice areas along the way. Commercial litigation, real estate, insurance defense, trust and estates and elder law are among its areas of expertise. The firm takes pride in handling all cases effectively, expeditiously and economically. The firm has the ability to provide small-firm, client-centric service with the support, breadth, backup and resources of a large firm makes it unique. For more information, visit lewisjohs.com

20. TEBBENS STEEL

Tebben steel is a Calverton-based steel fabrication company that uses today's technology and its rich history to build products that deliver superior performance. Since 1944, this family-owned-and-operated company has provided exceptional steel production services by focusing on innovation and proven metal fabrication solutions. Its 55 employees are structural steel and architectural metals fabricators specializing in all types of metal fabrication. The team of skilled professionals that include engineers, steel fabricators, artisans, detailers, project coordinators, and administrators, possess the integrity, drive, and determination to make its clients' projects a success. The company is proud of its history and depends on its experience to finish projects that succeed customers' expectations. For more information, visittebbenssteel-experience.com

21. NY PHYSICAL THERAPY & WELLNESS

NY Physical Therapy & Wellness is a Physical Therapist owned and operated private practice headquartered in Levittown. Its friendly, professional and dedicated staff provides physical therapy and wellness services in Nassau County, Suffolk County and Queens, New York. It has 10 convenient locations that offer physical therapy following injury or surgery, as well as presurgical therapy. Its therapists commonly treat patients for auto and work injuries, sports injuries, and orthopedic conditions affecting the neck, back, spine, shoulders and knees. With proper treatments, it helps patients achieve a healthy, balanced life free from pain. For more information, visit nyphysicaltherapy.net

22. SUNATION ENERGY

Ronkonkoma-based SUNation Energy is Long Island's local solar expert. The company is built on exceeding every customer's expectations, having installed over 6,000 residential, commercial and municipal installations since 2003. SUNation has over 165 team members that are regarded as family and have evolved into a collaboration of like-minded individuals who share values of family and community, an enjoyable workplace, and the environment. Through a "team first, family first" attitude, SUNation ensures that its employees enjoy a fulfilling work culture. In turn, the team is genuinely invested in what they do, and when you employ people who are passionate about their jobs, they care about results. That comes from culture, from people wanting to be here. When you create the right environment, you create success. For more information, visit sunation.com

23. A+ TECHNOLOGY AND SECURITY SOLUTIONS INC.

Bay Shore-based A+ Technology & Security Solutions is dedicated to making a smarter and safer world. Its innovative solutions and our commitment to service and quality have established A+ as a leader in technology and security solutions. Its mission is to protect the students, staff and citizens of our communities with the best technologies and support services and the family oriented culture that looks to provide a good work/life balance for its 93 employees. For more information, visit aplustechnology.com

24. MERCY HAVEN, INC.

Mental illness continues to be common, widespread and has a negative impact on people's lives, affecting their daily functioning and ability to hold a job, maintain relationships, or even complete simple tasks. Now imagine living with the daily challenges of having a mental illness while also being homeless. Since 1985, Islip Terrace-based Mercy Haven has worked to fulfill this need to provide safe, affordable, supportive housing and services to those living with mental illness, the homeless, and low-income individuals and families on Long Island. Starting with two staff and one home in West Babylon for 12 adults with a severe mental illness diagnosis, Mercy Haven has expanded to 70+ staff and scattered housing for 400 individuals, families and children across Suffolk and Nassau counties. Its populations needs are always expanding, with many coming to us with complex physical health diagnoses, substance abuse issues, and disabilities. Its services and staff grow with our residents' needs and break down the barriers that will prevent them from maintaining stable housing. Housing is only the first step to recovery. Mercy Haven is here every step of the way. For more information, visit mercyhaven.org

25. SUNRISE POWER SOLUTIONS

Hauppauge-based Sunrise Power Solutions is a clean energy contractor providing innovative energy solutions to our customers in the key markets that we serve: municipal, K12 educational and manufacturing. It provides professional design, installation and maintenance for commercial energy projects, including electrical contracting, mechanical contracting, solar installation, combined heat and power (CHP) installation and energy storage solutions (ESS). Sunrise uses the best available technologies, products and processes to provide our customers with the best sustainable solutions for their projects. It has been providing services to commercial property owners and energy service companies (ESCOs) for over a decade. Its customers rely on our expertise in delivering sustainable and green energy solutions, including energy infrastructure, power generation, energy conservation, energy supply and electrical and mechanical retrofits. For more information, visit sunrisepowersolutions.com

26. NATIONAL CONSUMER PANEL

Syosset-based National Consumer Panel is a joint venture between the two leading longitudinal consumer insights providers in the United States: IRi and NielsenIQ. By recruiting, rewarding, and providing a representative sample of U.S. consumers with access to its free and easy to use mobile app (or a handheld scanning device), NCP provides the highest quality, actionable consumer data to support the needs of both IRi and NielsenIQ. This consumer data is the raw material that powers the insights and solutions that IRi and NielsenIQ individually delivers to their respective clients. For more information, visit ncppanel.com



LONG ISLAND'S TOP EMPLOYERS

27. AMERICAN PORTFOLIOS FINANCIAL SERVICES INC.

Headquartered in Holbrook, American Portfolios Financial Services, Inc. (APFS) is a full-service, independent broker/dealer and member firm of FINRA and SIPC, offering a complete range of financial services, including personal financial and retirement planning, securities trading, mutual funds, access to investment research, long-term care planning, insurance products and tax-free investing. Fee-based asset management is offered through its sister subsidiary, American Portfolios Advisors, Inc., (APA), an SEC Registered Investment Advisor. Both entities, along with technology entity American Portfolios Advisory Solutions, LLC, collectively reside under the legal entity American Portfolios Holdings, Inc. (APH). Full-service securities brokerage is available through a clearing firm relationship with Pershing, LLC, a BNY Mellon firm, the securities of which are held on a fully disclosed basis. For more information, visit americanportfolios.com

28. TWEEZERMAN INTERNATIONAL

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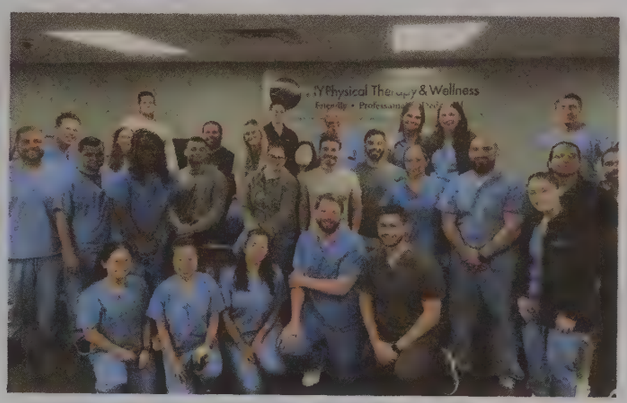
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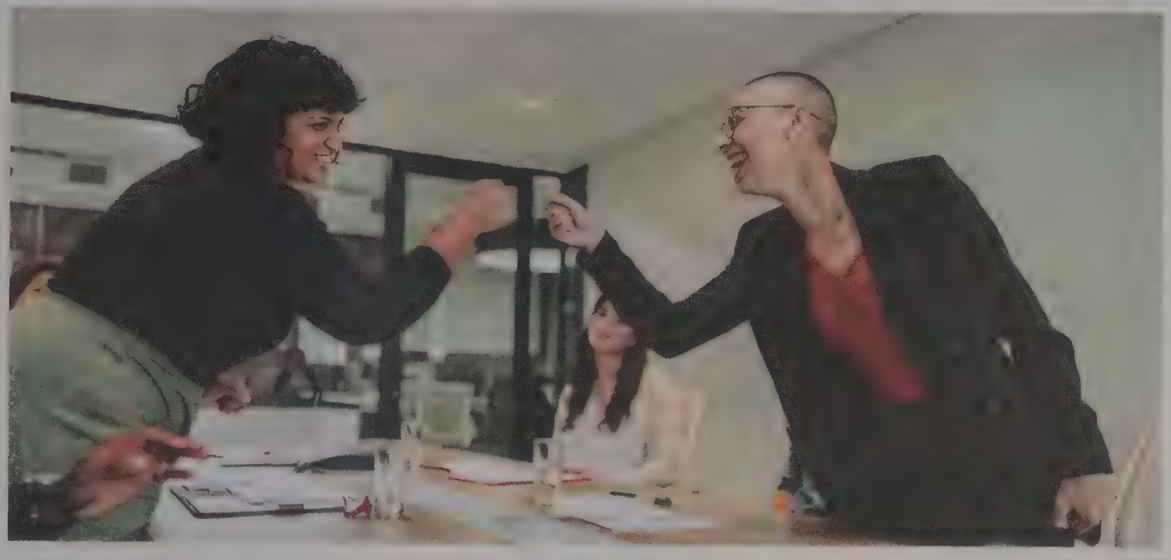
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TOP LONG ISLAND WORK PLACES 2022

WHAT DOES APPRECIATION AT WORK REALLY MEAN?

BY BOB HELBIG
ENERGAGE



How did you celebrate Employee Appreciation Day? It was on March 4, a feel-good celebration of workers and the workplace.

If you missed out, don't worry. Done right, workplace appreciation is not a single date on a calendar. It's something high-performing workplaces practice year-round.

When Energage reviews employee sentiment, it's clear high-performing workplaces are better at giving appreciation to employees. An analysis of more than 3 million employee surveys from January 2020 through August 2021 shows employees who work at companies that earn Top Workplaces recognition are more likely to feel appreciated – by 7 percentage points – than employees at companies that did not rate as Top Workplaces.

The data reveals some common-sense insights about appreciation. Employees who earn less (especially those who earn less than $30,000 annually) are less likely to feel appreciated. Rank-and-file team members are less likely to feel appreciated than senior managers.

But here's something intriguing: The workers who feel most appreciated are newer employees (those at a company for a year or less) and veteran employees (those with a company for 5 years or more). The ones in the middle – especially those with a company for 3 to 5 years – feel least appreciated.

So how do the best workplaces convey appreciation of all employees, regardless of pay, seniority and role? The answer is, there is no single way to show appreciation. But there are some common themes, based on feedback Energage received from dozens of workplaces that rate highly for employee appreciation.

Build it into the culture: Gratitude is a key value at organizations where workers feel most appreciated. A steady stream of appreciation year-round helps people through stressful times.

Have a system: Workers want to be acknowledged when they exceed expectations. It could be publicly. It could be quietly, with a hand-written note. It should come from peers as well as leaders. Honor people for their time, talents, assistance, and insights.

Get personal: The best companies value relationships and the quality of life of their employees. Especially with remote work, employers need to find ways to get people to know each other.

Recognize people differently: Not everyone wants to be recognized the same way. Consider a recognition questionnaire that asks how people would like to be recognized and some of their favorite things.

Leaders listen and respond: Most employees value being heard more than they value perks. People want opportunities to share ideas, complaints, suggestions and observations. Leaders need to listen and respond.

Go beyond pay and benefits: Employees consider pay and benefits the binding contract in the employer-employee relationship. Appreciation reflects discretionary effort beyond those terms. Milestone benefits, such as for anniversaries, are a nice gesture.

Support professional growth: This is key for those middle-tenured employees who tend to fee less appreciated. When employers see the potential in people, and offer training for hard skills as well as leadership development, it gives employees a reason to invest more.

Promote people internally: A culture that encourages, trains and rewards people to take on increasing responsibility will boost retention.

Gifts are nice: Gift cards, food, clothes, keepsakes. Raffles for prizes. People appreciate even small, meaningful gifts for acknowledgement of a job well done.

Employees want to feel they matter. When they do, they are more likely to give more of themselves and stay for the long haul.

Bob Helbig is media partnerships director at Energage, a Philadelphia-based employee survey firm. Energage is the survey partner for Top Workplaces.



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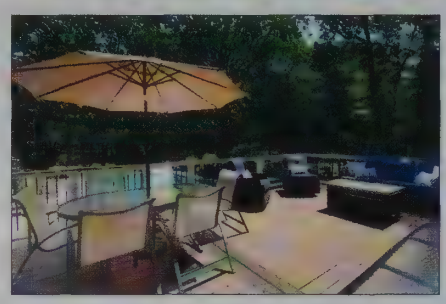














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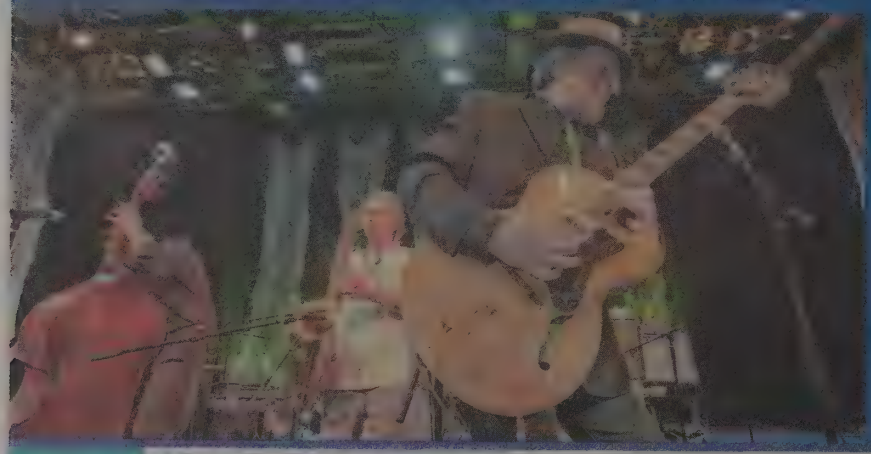
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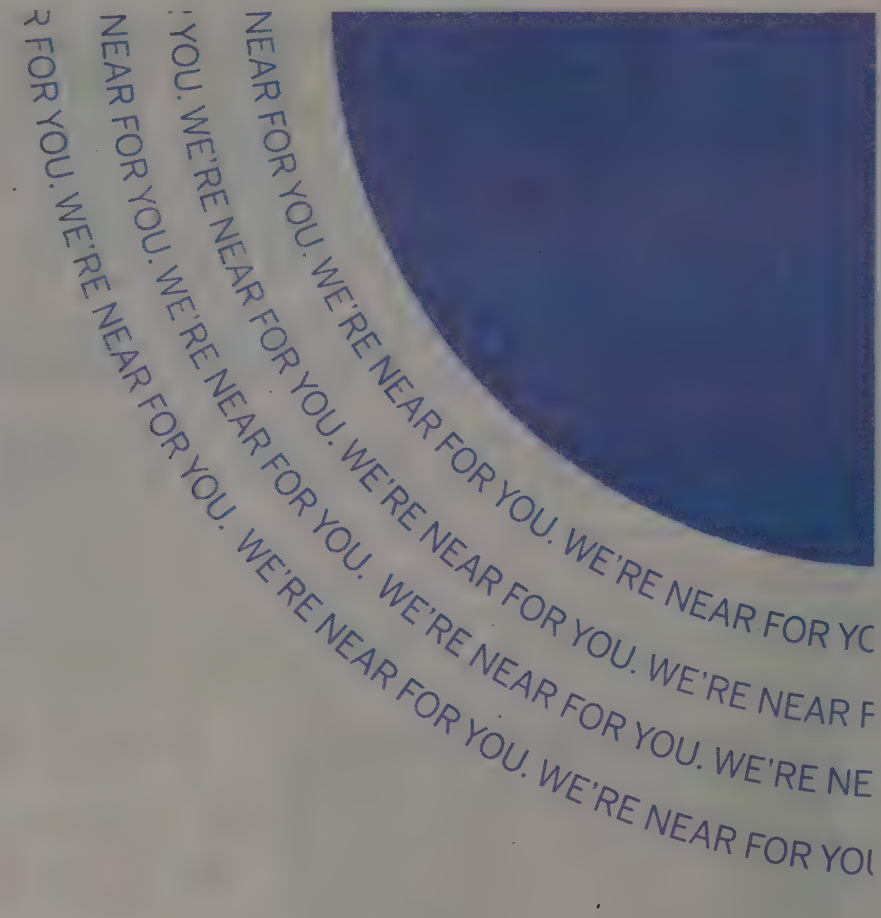
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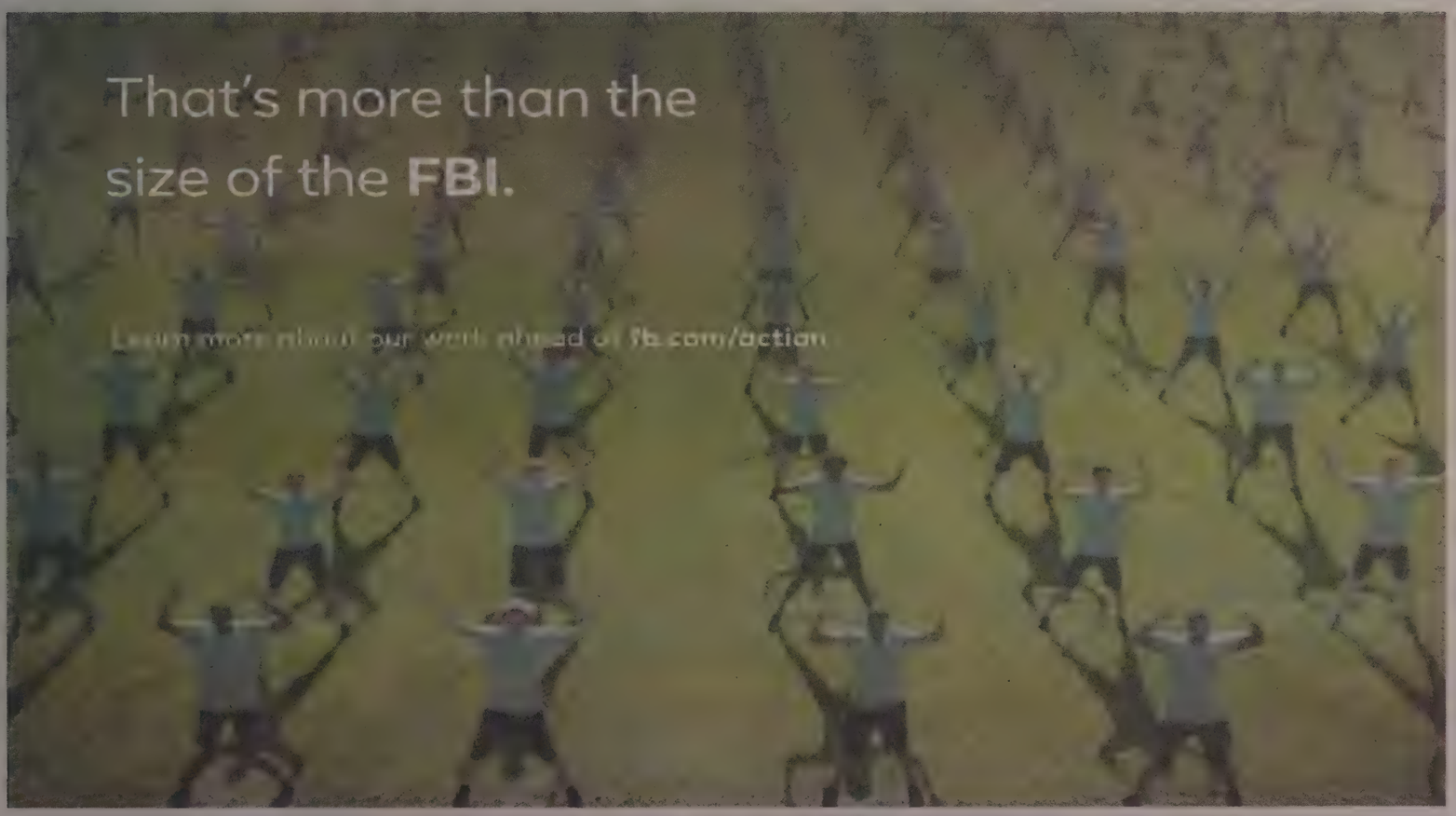
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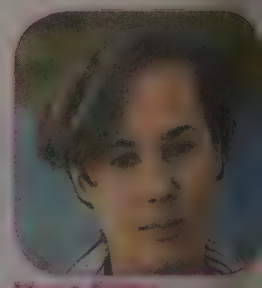
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CONTENTS

Volume LXI No. 35

FEATURES



70 SLIM PICKINGS?
by Timothy Bolger
How the Drought May Impact Fall Harvest on the East End

UP FRONT

56 SOUTH O' THE HIGHWAY
The latest Hamptons celebrity news

58 PAGE 27
Your route to the hottest events, happenings and where the beautiful people play

114 HAMPTONS EVENTS

NEWS

64 NEWS & VIEWS

66 DAN RATTINER'S COLUMN: THE RACE CIRCUIT

68 DAN RATTINER'S COLUMN: HERE COME THE BITECHURBUTTS

188 Service Directory & Classifieds

156

Dan's Talks: Hosted by Dan Rattiner
Podcast Guest: Leif Hope



Episode 95: This week on the "Dan's Talks" podcast, Dan speaks with Leif Hope, chairman of the Artists & Writers Charity Softball Game. Throughout his long career, Hope, a resident of East Hampton, has been a painter, carpenter, restaurateur, organizer of the Artists & Writers game, as well as captain of the Artists team. Though his team lost the 2022 game by a single point, he has led them to many victories in its 74 years.

Find the "Dan's Talks" podcast at DansPapers.com/podcast.

DEPARTMENTS

REAL ESTATE
74 Windy Hill Farm to Offer 7 New Homes

ARTS & ENTERTAINMENT
94 Cover Artist: Susan Sterber
96 The Hamptons Festival of Music Debuts
98 Comedian Rita Rudner at WHBPAC

FOOD & DRINK
118 Bostwick's Benefit, Claude's & More
122 5 Places Get a Great Burger & Fries

EAST END LIVING
150 The Hamptons at Your Door in a Box

OUT EAST END
158 Author A.M. Homes on 'The Unfolding'

HOME IMPROVEMENT
164 How to Mitigate Drought Impacts

HIGH PROFILE
196 Reverend Alfred Cockfield

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Un-fur-gettable anecdotes, adventures, and a-ha moments from a pet rescue pro!



OFF THE LEASH with LESLIE

Leslie Granger, Bideawee CEO

BARK to School!

As we "roll over" into September -- school buses rumbling through the neighborhood and backpacked kids running around – we're forced to acknowledge the arrival of fall and the resulting departure of summer weather. Yes, it's Back-to-School season: the time of year when we turn from recreation to our more "scholarly pursuits". I'd say I'm disappointed, but I have to admit, I love autumn and I love learning. And Back to School is not just for the kids anymore. This year, it can also be for the dogs. Literally!

Bideawee now has a number of options for your puppers to head back to school this fall and brush up on their manners. See, I know that a well-behaved pup equals a happy family and a misbehaving pup equals a stressed family. That's why I did so much training with my Aja over the past two years. Because I speak from experience when I say that it's incredibly hard to live for 15 plus years with a dog who never quite learned their manners. Trust me on that one. I've been there, and I was determined not to make the same mistakes with Aja. I sought out help this time, and I want to make sure that help is readily available for every pet parent who needs it. (And we all need it!)

Maybe your dog hasn't had the run of the house before and isn't ready for the newfound freedom that can come with Back-to-School season. Or perhaps you've got a whip-smart poodle whose manners lapsed a bit during Covid and needs a refresher course. With the world returning to normal and dogs resuming their social engagements -- it's an ideal time for them to practice their old tricks (or pick up a new one). Going back to school can be helpful for any dog, regardless of age or behavior. And there's no shame in acknowledging that you don't always have time to keep up with the training yourself – so why not seek the assistance of some obedience professionals? That's what I did! And I'm the CEO of an animal welfare organization.

So, forget the 'Back to School' clearance sales -- as part of Bideawee's "Back to (Obedience) School Savings Event", we're offering several options for your pup to get their degree and become an A student! Starting immediately, you can enroll your clever canine in Bideawee's online classes with GoodPup (https://shelter.goodpup.com/Bideawee) or register for either online or in-person classes with Dogs Trust USA (https://www.dogstrustusa.org/dog-school/dog-school-usa/).

It's incredible how much progress you can make with your dog when you are both speaking the same language and these organizations have a long-standing history of helping pet parents do just that -- so sign up today!

By the time your neighbors are sending their kids off to the bus with their brand new coats and notebooks, you'll have your pooch dressed in his finest collar and leash and ready for Dog School!





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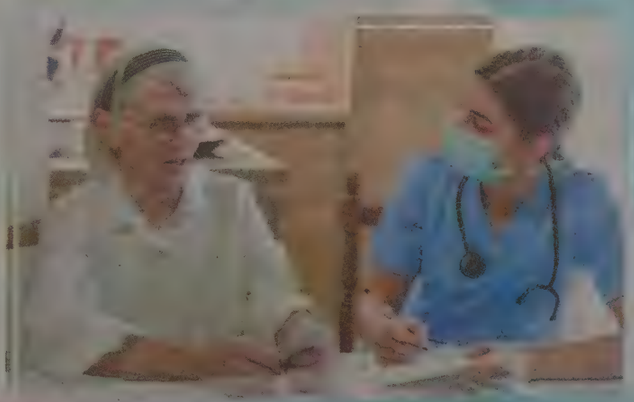
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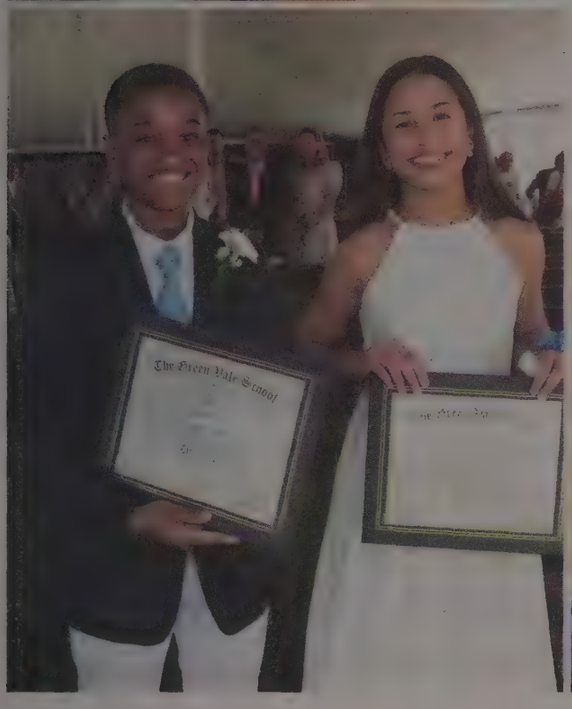
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Please join the South Fork Wind team for a virtual open house on Monday, September 12th, 2022, starting at 6:00 p.m., to hear the latest updates on South Fork Wind's continued onshore construction in Town roads and the start of work at the south end of Beach Lane where the proj underground transmission cable will come ashore. This phas of construction will begin October 3rd and will include u a horizontal drilling operation and barge that will bury the project's power cable deep below Wainscott Beach.

Event Details

→ Date:
Monday, September 12th

→ Time:
Starting at 6:00 p.m. EST

→ Register for the Open House:
Scan the QR code or visit



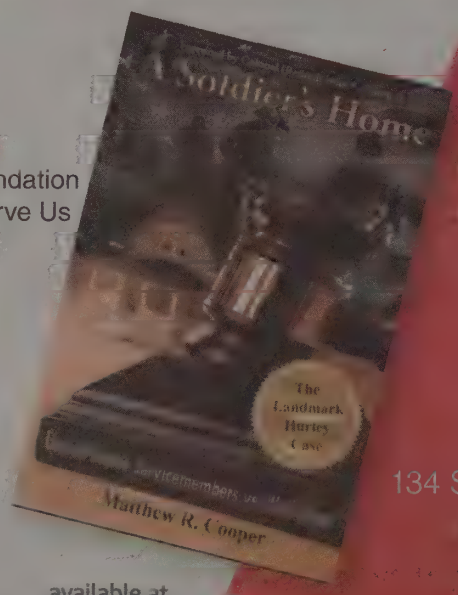
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- In her last feature story on the CBS EVENING NEWS, KATIE COURIC reported on this case.
- THE NEW YORK TIMES [illegible]
- A SOLDIER'S HOME [illegible]

was discussed on the HOWARD STERN SHOW, brought to Howard's attention by an Iraq War Veteran serving in the UNITED STATES MARINE CORPS.

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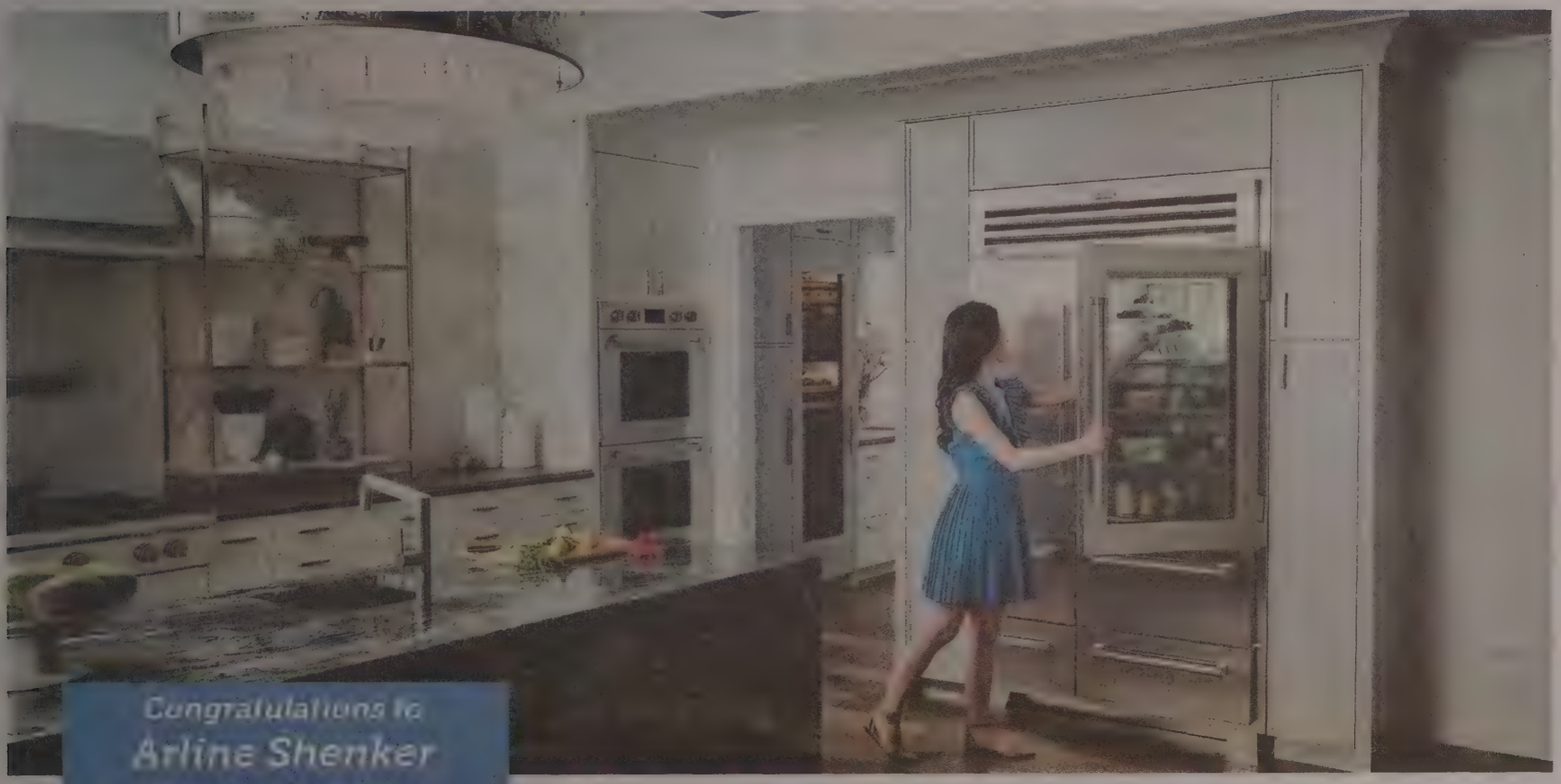
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ALINA DE ALMEIDA AND JOHN PAULSON AT THE GUILD HALL SUMMER GALA

BY FLO ANTHONY

Paul Fraser Collectibles is selling a pair of costume knickers custom-made for **Madonna** by her costume designer Marlene Stewart for the Bridgehampton resident's 1987 "Who's That Girl" tour, which made the Michigan native an international superstar. The knickers are up for sale for 18,000 pounds (about $21,149). The lingerie was worn during the song "Dress You Up," which she performed every night of the 38-date tour, as part of a medley with the classics "Material Girl" and "Like A Virgin." During each show, Madonna flashed her underwear at the audience before whipping them off and cavorting around the stage. The knickers are made from delicate sheer red fabric with hand-stitched gold rhinestones and, on the rear, the word "KISS" is embroidered in large white letters. This is the only pair from the tour that have come up for sale. They are in a frame and also come with a portrait of Madonna, who turned 64 on August 16.

Billionaire **John Paulson** and girlfriend **Alina de Almeida** recently hit the party scene in the Hamptons. On August 19, the sophisticated couple attended Guild Hall's Summer Gala at Mulford Farm in East Hampton, where $750,000 was raised to benefit Guild Hall's year-round interdisciplinary programs. The following night the twosome was also spotted at **Julie and Billy Macklowe**'s Barbie soirée in Sagaponack.

At her second wedding to **Ben Affleck** in Savannah, GA, over the weekend of August 19–21, **Jennifer Lopez** was blinged out with $2 million worth of diamonds, along with almost $200,000 worth of pearls, according to "Page Six Style." The Water Mill resident wore three different custom gowns by Ralph Lauren, and accessorized them with two diamond-and-pearl pieces from Mikimoto. The Bronx native also wore Mikimoto's "$53,000 classic white South Sea cultured pearl earrings with diamonds set in platinum, along with a matching white South Sea cultured pearl and diamond floral ring that retails for $39,000." "Page Six Style" also reports that for the wedding reception, JLo changed into a second dress trimmed in thousands of cascading strings of pearls. The superstar songstress/actress exchanged her first set of earrings for a pair of Mikimoto pearl-and-diamond

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studs worth $85,000. For her third look, the four-time bride wore a pair of one-of-a-kind, 27-carat diamond earrings from Samer Halimeh that are worth $2 million, reported "Page Six Style."

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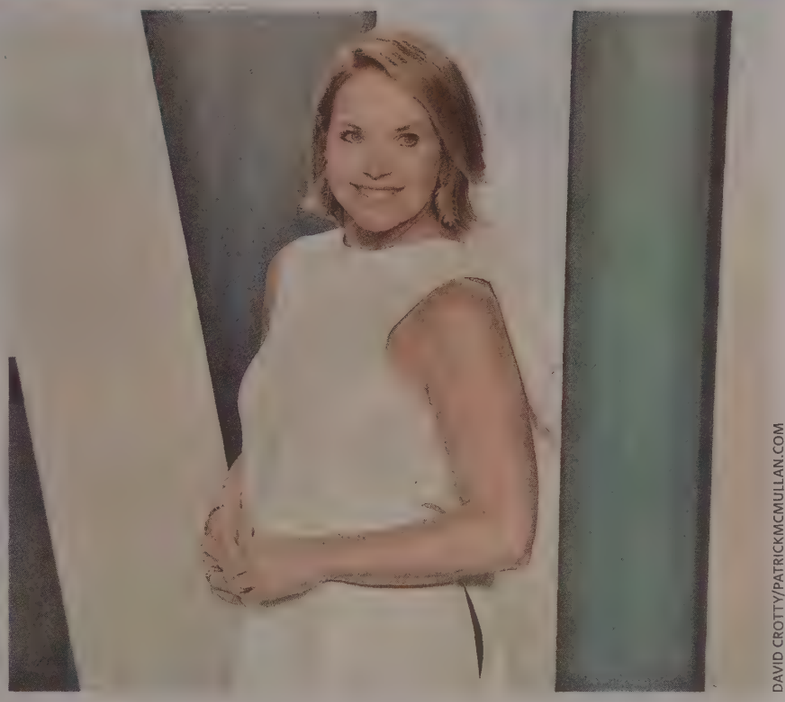
Ray Donovan star **Liev Schreiber** was named the South Fork Natural History Museum's new global ambassador at a benefit for the museum founded by metal mogul **Andy Sabin**. The August 6 event, which was co-chaired by **Anke and Jurgen Friedrich** and **Susan and David Rockefeller**, honored **Sylvia Earle**, **Richard Grasso** and film producer **Greg Manocherian**, among others. In the mix were wealth manager **Sergio Nicolosi**; **Carol Crist**, the former first lady of Florida; and **Anna Chernitskaya**, a model and entrepreneur who has launched a new weight loss tea called The Ritual.

Summer House star **Paige DeSorbo** is a paid spokesperson for the Amazon Influencer Program, reports E! News. The Bravolebrity shares affordable shopping recommendations on the Amazon Live platform. DeSorbo told E! News, "I had been working for Amazon for around two years and I saw all of these influencers doing drops, and I was so envious of all their The Drop Collections that I started a note in my phone with ideas to be prepared if I ever had a chance to do my own collection. I started thinking about what a collection would look like and about the people I could picture in the clothes." Not a bad gig!



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KATIE COURIC

We Hear ...

Katie Couric and a group of friends enjoyed a night of tacos and tequila recently in the Hamptons, reports E! News. The pals learned to craft three Casamigos cocktails (spicy watermelon basil margaritas, ginger mint palomas and Casa Aperol Spritzes).

The Southampton Arts Center hosted their sixth annual Healthy Guru Hamptons event on August 27, which featured lectures and demonstrations by Hamptons fitness and wellness professionals such as **Lana Butler** and **Trevor Franklin**.

Entrepreneur **Toby Milstein Schulman** and Saks Fifth Avenue AVP of Public Relations and Influence **Lauren Picciano** hosted a Parisian dinner party catered by L'Avenue at Saks at Schulman's Water Mill home on August 18, according to vogue.com.

Sightings ...

Jon Bon Jovi out for a walk in the Hamptons on August 22.

Sarah Jessica Parker and her 13-year-old daughter, Marian Loretta Elwell Broderick, shopping in the Hamptons on August 23.

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PAGE 27

Opening Day at the 2022 Hampton Classic

Opening day at the 2022 Hampton Classic Horse Show took place on Sunday, August 28 in Bridgehampton, and it was a day of celebration for both equestrians and spectators, who wore their Classic best, including some notable hats! Ceremonies featured opening remarks by Robert Chaloner, CAO of Stony Brook Southampton Hospital, and Shanettte Barth Cohen, executive director of the Hampton Classic. Says Cohen, "The day was so exciting — a great start, from the littlest competitors in the lead line to the Olympic competitors. And The Smithtown Hunt presented for the first time in quite a while. We are very excited about this year's Hampton Classic."

PHOTOGRAPHY BY JESSICA SFORZA AND LISA TAMBURINI



Robert Chaloner, CAO Stony Brook Southampton Hospital, Shanette Barth Cohen (Exec. Director Hampton Classic) *(photo: Lisa Tamburini)*



Judith Kasen-Windsor, Mirella Cameran-Reilly, Aisha Christian *(photo: Jessica Sforza)*



Kevin Berlin *(photo: Jessica Sforza)*



Victoria Schneps, Mónica Ramirez-Montagut *(photo: Jessica Sforza)*



Rabbi Marc Schneier, Simi Teitelbaum-Schneier (photo: Jessica Sforza)



Peter Meyer, Denise Arbesu *(photo: Jessica Sforza)*



Patrick Condren *(photo: Jessica Sforza)*



Little competitors (ages 2–4) in the lead line *(photo: Lisa Tamburini)*



David Hochberg, NY State Assemblymember Rebecca Seawright, Jay Hershenson *(photo: Jessica Sforza)*



Barry Brunberg, Shelia Levy *(photo: Jessica Sforza)*



Sharon Grasso, Camryn Grasso *(photo: Jessica Sforza)*



Hats on! Victoria Schneps and Hampton Classic guests enjoying opening day *(photo: Lisa Tamburini)*

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5 Toilsome Lane, East Hampton

Ellen Hermanson Summer Gala at Hampton Racquet

The Ellen Hermanson Foundation's annual Summer Gala took place on Saturday, August 27 at Hampton Racquet in East Hampton on a beautiful, starlit-evening. The event featured entertainment, dancing and cuisine prepared by Lan Tran Cao, owner and executive chef of V-Café in New York City and at Hampton Racquet. The foundation's major fundraiser honored Ingrid Arneberg and recognized, in memoriam, Emily Levin, co-founder of the Ellen Hermanson Foundation — both women for their extraordinary commitment to the East End. Philanthropist Jean Shafiroff was the gala chair, and the Host Committee included the EHF Board of Directors, Executive Director Julie Ratner and friends of the foundation.

PHOTOGRAPHY BY BARBARA LASSEN



Jean Shafiroff, Julie Ratner, Ingrid Arneberg



Keith Green, Ann Ciardullo, Suffolk County Legislator Bridget Fleming, Julie Ratner. (Founder, Exec. Director EHF)



Robert Chaloner, Oscar Mandes



Karen and Stephen Sachs



Rita Wasserman, Thuyen Nguyen



NY State Assemblymember Rebecca Seawright, Stacy Francis



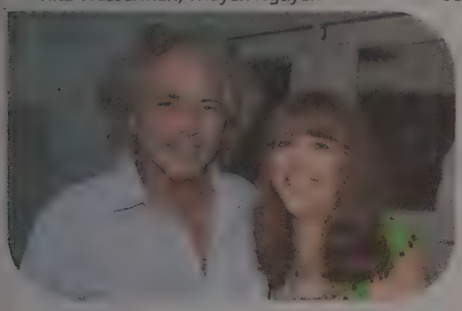
Rita Lerner, Dr. Cliff Salm



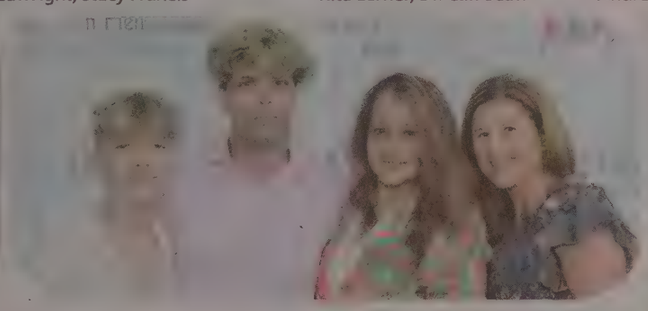
Andrew Rostron, Amy Cerullo



Elena Gibbs, Vincenza Carovillano



Russell Blue, Sara Blue



Bryce Dershem, Hector Rodriguez, Dee Rivera, Eileen Rappaport



Julie Ratner, Jean Shafiroff



Susan Liebowitz, Irving Paler, Rita Lerner, Dr. Cliff Salm, Terry Moan, Dede Gotthelf



Michael and Sascha Gomberg

We're part of a system that treats all of your body's systems.

Stony Brook Medicine healthcare system
14 locations on the East End, 230 locations on Long Island.



Stony Brook Southampton Hospital

stonybrookmedicine.edu/locations

Art Exhibit at Hans Van de Bovenkamp Studio to Benefit Maureen's Haven

A reception for the first-ever Gallery @ Hans Van de Bovenkamp Studio exhibition — curated and produced by Geralyne Lewandowski, featuring the works of Stephanie Brody-Lederman, Paton Miller, Charles Waller and Hans Van de Bovenkamp — took place at Van de Bovenkamp's studio in Sagaponack on August 26. A portion of the proceed's from the art sales benefited Maureen's Haven, whose mission is to support the East End homeless by providing shelter, services and care.

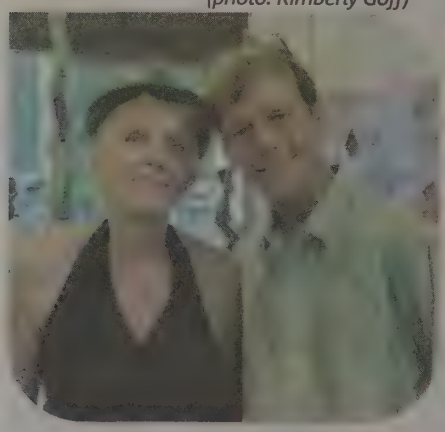
PHOTOGRAPHY BY KIMBERLY GOFF AND ANGELA LAGRECA



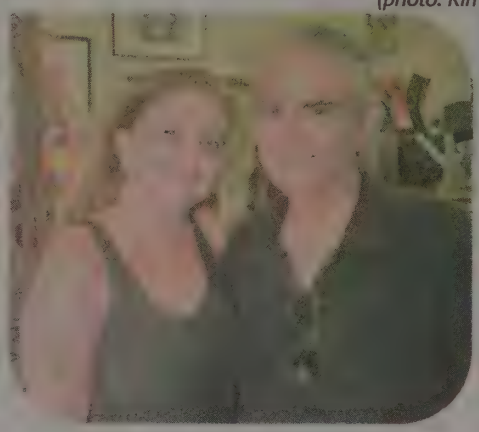
Hans Van de Bovenkamp, Elena Prohaska
(photo: Kimberly Goff)



Jerry Brody-Lederman, Stephanie Brody-Lederman
(photo: Kimberly Goff)



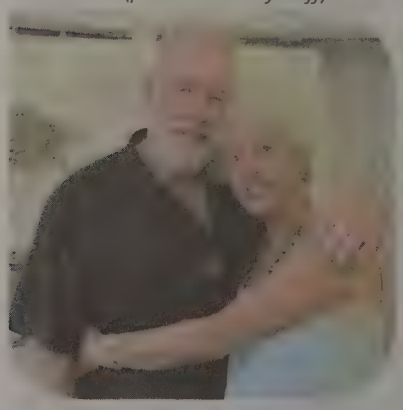
Geralyne Lewandowski, Dan O'Shea
(photo: Kimberly Goff)



Anahi Decanio, Robert Decanio
(photo: Angela LaGreca)



Leila Pinto
(photo: Kimberly Goff)



Paton Miller, Nancy Miller
(photo: Kimberly Goff)



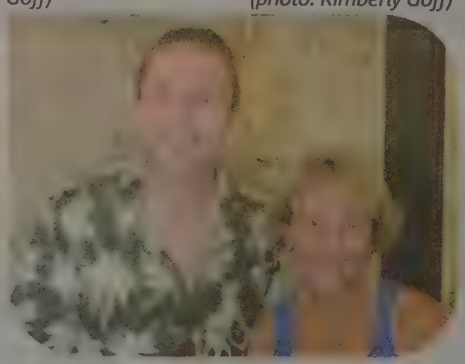
Erik Fischl, April Gornik
(photo: Kimberly Goff)



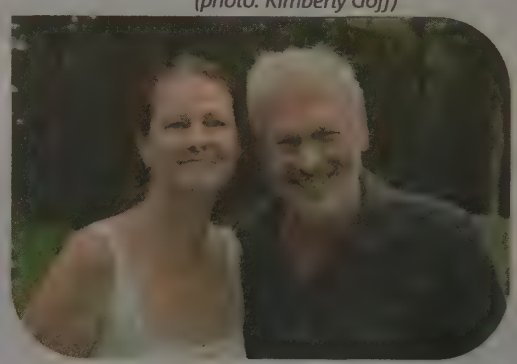
Brian O'Leary, Mary Griffo
(photo: Kimberly Goff)



Arlene Bujese
(photo: Kimberly Goff)



Chris Lucore, Paula Lucore
(photo: Angela LaGreca)

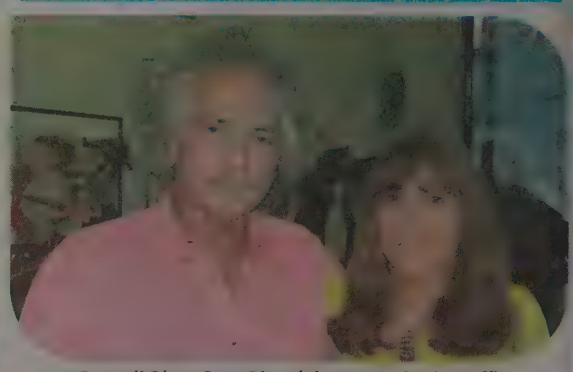


Kathleen Madden, Randall Rosenthal
(photo: Angela LaGreca)

Danielle FASHION PIC OF THE WEEK



LENNY BABBISH
Seen at: The Gallery @ Hans Van de Bovenkamp Studio, Sagaponack
What we love: The bright Brooks Brothers pants next to Hans' colorful sculpture!
PHOTO: ANGELA LAGRECA



Russell Blue, Sara Blue *(photo: Kimberly Goff)*



Jonathan Crespo, Nathan Slate Joseph
(photo: Angela LaGreca)



Cay Chandler, Hans Van de Bovenkamp, Martha Wray
(photo: Kimberly Goff)

Iris Apfel Celebrates Her 101st Birthday at The Hampton Synagogue

Fashion icon Iris Apfel celebrated her 101st birthday at The Hampton Synagogue in Westhampton Beach on August 29 at a dinner reception/exhibition and sale of her fabulous jewelry to benefit Jack's House, the synagogue's new children's center. Apfel also signed copies of her book *Iris Apfel: Accidental Icon, Musings of a Geriatric Starlet.*

PHOTOGRAPHY BY RICK SEIGLEMAN



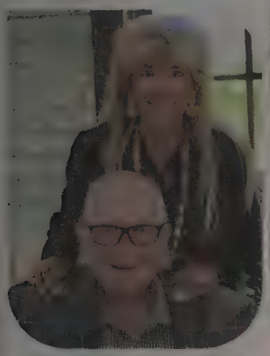
Carol Levin, Iris Apfel, Victoria Schneps



Donna Schneier



Iris Apfel and guests celebrate with her 100 + 1 birthday cake!



Bonnie Katz, Bruce Katz



Michelle Barnet



Iris Apfel jewelry



Simi Teitelbaum-Schneier, Rabbi Marc Schneier



Julie Lamb



Iris Apfel speaking with guests Michael Atmore and Bruce Sutka



Elyse Richman and her mother Sylivia Richman with Iris Apfel



Iris Apfel jewelry



Sarab, Cynyhia Hochman, Bonnie Hodes, Donna Sirlen

Annual Blue Dream Summer Gala Honors Seleni Institute and The Retreat

The annual Blue Dream Summer Gala hosted by the Dormition of the Virgin Mary Greek Orthodox Church in Southampton took place on Saturday, August 27. The event, which brings awareness and support to worthy honorees, honored the Seleni Institute and The Retreat and featured a performance by popular Greek singer and platinum recording artist Antonis Remos.

PHOTOGRAPHY BY ROB RICH @SOCIETYALLURE.COM AND ED SHIN



Southampton Town Supervisor Jay Schneiderman , Suffolk County Sheriff Errol Toulon *(photo: Ed Shin)*



Zach Erdem, Howard Lorber *(photo: Ed Shin)*



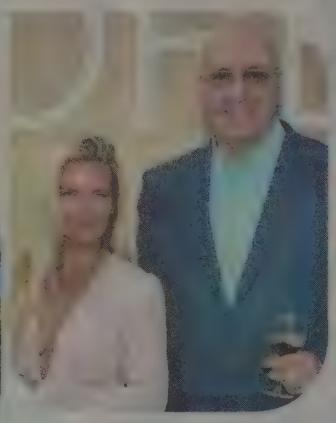
Lisa Liberatore, John Halikias, Dimitri Kessaris *(photo: Ed Shin)*



Bruce Moseler, John Catsimatides, Kostas Bakoyannis (Mayor of Athens), Father Alexander Karloutsos, Father Constantine Lazarakis *(photo: Rob Rich@SocietyAllure.com)*



Joe Badilla, Marina Badilla, Father Constantine Lazarakis *(photo: Ed Shin)*



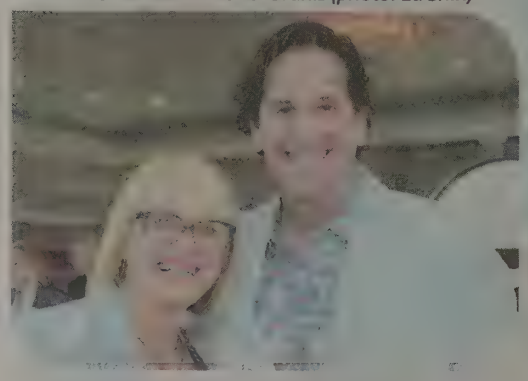
Dr.Magdalena Swierczewski, Dr. Peter Michalos *(photo: Rob Rich@SocietyAllure.com)*



Loretta Davis (The Retreat) , Angela Giannopoulos, Karen Mehiel and Olga Palladino *(photo: Ed Shin)*



Southampton Village Mayor Jesse Warren *(photo: Ed Shin)*



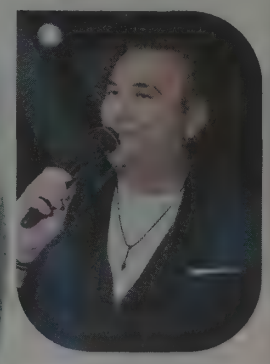
Lori Estiatoro, Nick Scandalios *(photo: Ed Shin)*



Nitzia Logothetis (Selini) *(photo: Rob Rich@ SocietyAllure.com)*



Stephanie Bitis, Sophia Bitis, Bill Bitis, Yanni Bitis *(photo: Ed Shin)*



Antonio Remos performing *(photo: Rob Rich@SocietyAllure.com)*

Dan's Papers Swag Shop



WWW.DANSPAPERS.COM/SWAGSHOP

Celebrity Autobiography at Southampton Arts Center



The stellar cast of *Celebrity Autobiography* brought the laughs to the Southampton Arts Center on August 20. Eugene Pack, Alan Sweibel, Susan Lucci, Mario Cantone, Sherri Shepherd, Richard Kind, Christie Brinkley *(photo: Tom Kochie)*

Joan & Jill at the Hampton Classic

WABC radio host Joan Hamburg (The First Lady of Radio) and the fiercely fabulous animal advocate Jill Rappaport met at the Hampton Classic in Bridgehampton on August 29 for Adoption Day — when the EQUUS Foundation partners with the Hampton Classic to present adoptable horses. *(photo: Lisa Tamburini)*



Global Strays Holds 4th Annual Benefit for Animal Welfare

Global Strays, the organization that aims to reduce the suffering of animals in impoverished regions globally, held its 4th annual benefit, Educating the Next Generation of Animal Welfare Advocates, on Friday, August 26 at NAIA Hamptons in Southampton. The Host Committee was led by Global Strays President and co-founder Elizabeth Shafiroff.

PHOTOGRAPHY BY PATRICK MCMULLAN @PMC AND ROB RICH @SOCIETYALLURE.COM



Ingrid Arneberg, Jean Shafiroff, Kim Renk, Alex Hamer, Elizabeth Shafiroff, NY State Assemblymember Rebecca Seawright and Joy Pak *(Photo: Rob Rich, SocietyAllure.com)*



Jean Shafiroff, Elizabeth Shafiroff and Janna Bullock *(Photo: Patrick McMullan @PMC)*



Luann de Lesseps (RHONY Star) *(photo: Rob Rich, SocietyAllure.com)*



Eugenia Vallides *(photo: Rob Rich, SocietyAllure.com)*

Dan's Papers Photo Contest RUNNER-UP

We like to share our talented photo contest winners and in next week's issue we will announce the winner of the August contest: "Summer Skies." Meanwhile, here is a photo taken by Harvey Appelbaum, a runner-up in our July "Summer Celebration" photo contest asking for "images that conveyed the joys of July out east, fireworks, food, a family event, a fierce wave." We liked how Harvey captured this hauntingly beautiful cloud over the ocean beach.

The September photo contest theme is "Farms and Farm Stands"' so get creative and send us your best East End farm shots! The monthly contest winner receives a $100 gift certificate to Calissa and a chance at the grand prize — to have your work featured on the cover of Dan's Papers! See the box below and go to **DansPapers.com** for more details.



Harvey Appelbaum

ENTER OUR MONTHLY PHOTO CONTEST!

WINNERS RECEIVE $100 GIFT CERTIFICATE TO CALISSA

WE'RE SEEKING FREELANCE PHOTOGRAPHERS!

Contact **Angela LaGreca**, Photo Editor
Email: **alagreca@danspapers.com**

OUR SEPTEMBER PHOTO CONTEST 'FARMS AND FARM STANDS' IS NOW OPEN

THE THEME IS "FARMS AND FARM STANDS," THE KIND THAT MAKES YOU STOP AND MARVEL AT NATURE'S BOUNTY. WHETHER IT'S A SEPTEMBER SCENIC, YOUR FAVORITE FARM OR FARM STAND, OR A SCULPTURAL CLOSE-UP OF AN EAST END FRUIT OR VEGETABLE, WE WANT YOUR BEST SHOTS — HIGH-RESOLUTION IMAGES WORK BEST. BE SURE TO LABEL EACH PHOTO WITH YOUR NAME ON IT AND EMAIL UP TO FIVE IMAGES WITH THE SUBJECT LINE "PHOTO CONTEST: FARMS AND FARMSTANDS" TO **PHOTOEDITOR@DANSPAPERS.COM.** DEADLINE TO SUBMIT IS SEPTEMBER 30. HEAD TO **DANSPAPERS.COM** FOR MORE INFO AND THE PHOTO RELEASE STATEMENT YOU NEED TO INCLUDE WITH YOUR SUBMISSION(S). GOOD LUCK!

NEWS & VIEWS

Less Overall CPF Money in '22, But North Fork's Figures Keep Rising

BY TAYLOR K. VECSEY

Money collected through the Peconic Bay Community Preservation Fund (CPF) continues to be less than last year in most East End towns, except on the North Fork, where CPF is on the rise.

New York State Assemblyman Fred W. Thiele Jr. (I-Sag Harbor), who created the program in 1999 to support open space preservation, reported that the overall 2022 revenues for the first seven months are 6.9% less than one year ago. So far the fund has taken in a total of $122.21 million, compared to the $131.29 million collected for the same period in 2021.

"Real estate activity is less than a year ago. However, CPF revenues in 2022 remain at historically high levels when compared to revenues before the pandemic," says Thiele. "Revenues for the first seven months of 2022 are the second highest for the first seven months in the 24-year history of the program (except 2021)."

A 2% tax on most real estate transactions across the East End is collected for the community preservation fund, generating $201 million in the last 12 months.



ERIK M. DAVIDOWICZ

AN AERIAL VIEW OF 63 DUCK POND LANE IN SOUTHAMPTON, WHICH SOLD ON JUNE 30 FOR $30 MILLION.

Looking at the latest figures from July, revenues totaled $14.77 million compared to $17.78 million for the same month in 2021.

Shelter Island has seen the biggest fall in CPF figures — 49.9% — despite a recent $9.7 million sale there, a large figure for the small island (that sale will not hit the reported CPF revenues until August). So far this year, the town has received $1.67 million, compared to the $2.74 million it took in during the same time period last year.

The Towns of East Hampton and Southampton are also feeling the slowdown, but both municipalities are still bringing in high figures. East Hampton has received 9.1% less in the first seven months, $40.61 million instead of $44.68 million. Southampton Town took in 8.8% less, going from $72.64 million in the first seven months of '21 to $66.23 million.

On the North Fork, where the overall figures are always much less, it's a different story. The Town of Riverhead continues to see a big jump in the CPF figures, fueled by commercial transactions due to a revitalization effort and buyers finding more value on the North Fork, Thiele told *Behind The Hedges* in recent months.

Riverhead saw an increase of 49.9%, catapulting from $3.75 million in the first seven months of 2021 to $5.62 million so far in 2022. In Southold Town, collections rose 8.3% from $7.47 million to $8.09 million.

Since the community preservation fund was created, it has generated $1.933 billion.

Southampton Movie Theater Could Be Making a Comeback

BY TAYLOR K. VECSEY

The Southampton movie theater, which has been shuttered since the COVID-19 pandemic began in March of 2020, will be reopening soon.

The Southampton Village Cinema at 43 Hill Street is under contract as of last week, according to a press release sent by Great Ink Media Relations, based in New York City. Hill Street Cinema LLC says it plans to reopen as a theater for movies and cultural events. The purchase price was not disclosed, but it had been on the market for $8.9 million.

"The purchase was motivated by our fervent desire to preserve this essential component of Southampton Village's culture as well as reactivating the building's distinctive architecture, which has anchored the community's center for many years," said a spokesperson for Hill Street Cinema, though who is behind the purchase was not revealed.

It has been reported that filmmakers Ben and Orson Cummings, who are Bridgehampton natives, have expressed interest in purchasing the property, though they do not appear to be the buyers, as 27East reported Orson Cummings said he had received news that the property was sold. They were putting together plans to host live performances, as well as film screenings, and put in a café.



HILL STREET CINEMA

THE SOUTHAMPTON MOVIE THEATER WAS ON THE MARKET FOR $8.9 MILLION.

The building is 17,859 square feet in size and sits on a 2.2-acre site at the gateway of the village business district.

The Colonial-style movie house was built by Michael Glynne in 1932 as the 1,062-seat Glynne's Southampton Theatre, "featuring an opulent auditorium known for its massive chandelier," the statement says.

Fifty years later, United Artists Theatre demolished the auditorium and replaced it with a four-screen multiplex. A fifth screen, in what was once a basement dressing room, was in place until 1995.

Regal Entertainment Group as the Southampton 4 Theatres operated the theater last.

The seller is listed as Southold Properties, Inc., with mailing being sent to Henry M. Karlin of Southold. The owner has been identified publicly as Ken Karlin.

The Southampton theater is one of only a handful of movie theaters on the East End. The only major movie theaters remaining are in East Hampton and Mattituck. The Sag Harbor Cinema, a triplex movie theater rebuilt after a fire destroyed it in 2016, is run by a community-based organization and is dedicated to not only showing films, but education.

There are longstanding plans to close the United Artists movie theater in Hampton Bays to make way for a CVS. Meanwhile, the Westhampton Beach movie theater, known as Hampton Arts Cinema, also shuttered since the pandemic, has been on the market for $1.1 million.

A small Montauk cinema closed its doors in 2014.

NEWS & VIEWS

Homeowners Summonsed After Fatal Noyac House Fire

BY TIMOTHY BOLGER

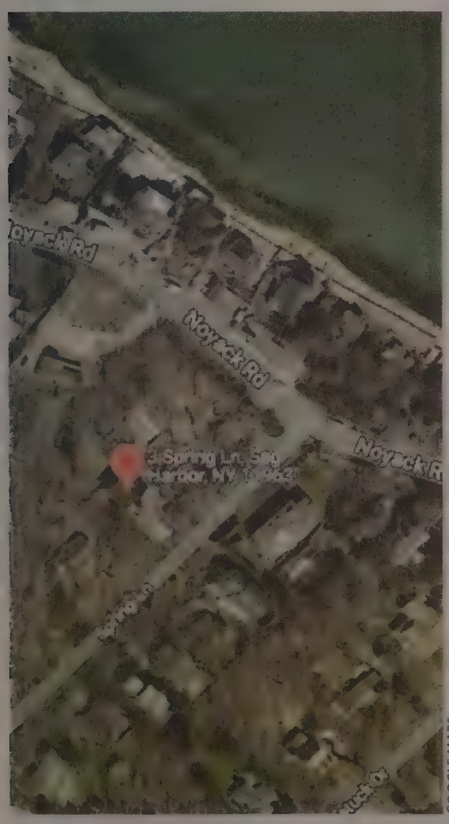
Town of Southampton authorities have charged the owners of a Noyac home with dozens of violations after a fire killed two Maryland women whose family rented the house for vacation.

Peter and Pamela Miller are facing violations in Southampton Town Justice Court, where the initial appearance in the case was held on August 26.

Southampton Town police have said sisters 19-year-old Jillian Wiener and Lindsay Wiener, 21, were unable to escape after the fire broke out at 3 Spring Lane in the early morning hours of August 3.

Their parents, Lewis and Alisa Wiener, ages 60 and 52, and brother Zachary, 23, survived. The family was vacationing from Potomac, Maryland.

Investigators reportedly believe the fire originated from an outdoor kitchen but the cause of the fire has yet to be determined.



GOOGLE MAPS

3 SPRING LANE, NOYAC



COURTESY PHOTOS

ANTHONY FIGLIOLA, MICHELLE BOND AND NICK LALOTA

Nick LaLota Declares Victory in 1st Congressional District GOP Primary

BY TIMOTHY BOLGER

Nick LaLota, the GOP nominee to replace outgoing U.S. Rep. Lee Zeldin (R-Shirley) in the 1st Congressional District, declared victory August 23 over two Republican primary challengers.

LaLota, who serves as chief of staff to Suffolk County Presiding Officer Kevin McCaffrey (R-Lindenhurst), beat former Brookhaven Town Deputy Supervisor Anthony Figliola and Michelle Bond, a cryptocurrency trade group leader, according to unofficial early returns from the Suffolk County Board of Elections. LaLota won with 47% of the vote, Bond had 27% and Figliola came in third with 25%, early returns showed.

"Tonight we celebrate a win against $3 million in outside special interests," tweeted LaLota, hoping opposition to President Joe Biden will flip Congress from Democratic control under Speaker Nancy Pelosi (D-Calif.). "Tomorrow, we fight for our community and country against the Biden-Pelosi agenda."

The 1st Congressional District includes all five East End towns and the entire North Shore of Suffolk County.

LaLota will face Suffolk Legislator Bridget Fleming (D-Noyac), a former Southampton Town councilwoman and Manhattan prosecutor, in the general election. Zeldin will be at the top of the ticket as he runs to unseat Gov. Kathy Hochul.

A former commissioner of the Suffolk Board of Elections and ex-Village of Amityville trustee, LaLota is a married father of three and U.S. Navy veteran in the process of moving his family into the newly redrawn district.

Riverhead Man Gets 8 Years for Fatal DWI Crash

BY TIMOTHY BOLGER

A Riverhead man was sentenced August 25 to 2 ¾ to 8 ¼ years in prison after he admitted to driving drunk and causing a crash in Flanders that killed a 36-year-old passenger last year.

Santiago Monzon-Archila, 40, had pleaded guilty in June in Suffolk County court to second-degree manslaughter, second-degree vehicular manslaughter and driving while intoxicated.

"This victim's life was cut short due to this defendant's decisions, which evinced a total disregard for the safety and well-being of his passenger and other motorists," said Suffolk County District Attorney Raymond Tierney.

Prosecutors said Monzon-Archila was driving on Flanders Road when he lost control of the vehicle, crashed through two fences and hit a parked car before his vehicle went airborne and crashed into a house at 5 a.m. on December 17.

Monzon-Archila cut himself out of the vehicle, but his passenger, Edis Noe Hernandez Nunez, was ejected and later pronounced dead at the Peconic Bay Medical Center.

The driver later admitted to drinking beer since 7 p.m. the night before, authorities said. Police said they found beer cans at the scene. His blood alcohol content was .13% an hour after the crash, according to investigators.

DAN'S COLUMN

The Race Circuit

BY DAN RATTINER



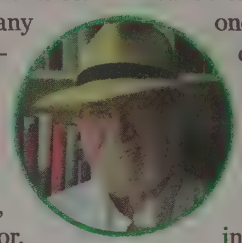
COURTESY BRIDGEHAMPTON RHG

BRIDGEHAMPTON RACE CIRCUIT IN 1971

When I was 17, I asked my dad if he would take me to the Bridgehampton Race Circuit, where some of the greatest race car drivers in the world were driving around this curvy 3-mile track at speeds approaching a hundred miles an hour. I'd heard that the NASCAR racers were there: Junior Johnson, Fireball Roberts, Richard Petty.

I was going to college in the fall. I'd just gotten my driver's license and Dad had promised me a car. Dad thought about it a minute, then said, "How about tomorrow?"

We lived in Montauk then, a good 20 miles from the Bridgehampton Race Circuit. So we never heard the noise. But on occasion, I'd accompany Dad or my mom to Bridgehampton on a weekend shopping expedition, and then, well, you couldn't miss it. Although the track was three miles north of town, nearly halfway to Sag Harbor, the buzz and roar of the cars on the racing days was quite audible downtown. It would go on for hours. And so I would imagine being in the stands up there. And now, with Dad's approval, we were going.



Back in those years (this was in the late 1950s), both Montauk and the Hamptons were very rural — sleepy and quiet places — with old New England villages dotting the landscape here and there. Ancient wooden windmills, town greens, cemeteries and ponds with swans in them gave way to stores and restaurants downtown. Surrounding the towns were potato fields. You could see across them for miles. And everybody knew everybody. In the summertime, there were summer people and tourists to light up the place a bit.

And then there were the new arrivals — among them, us. Two years before, my dad had bought White's Drug Store and moved to Montauk from a New Jersey suburb where I'd grown up. I worked in Dad's store. Dad got my younger sister, Nancy, her own horse, which she stabled at a ranch near the lighthouse.

We turned right on Main Street and took Lumber Lane to Millstone Road and the track entrance. There, thousands of people sat in the stands on one side of the straightaway cheering the racers. On the other side was the pit area where the dozens of colorful racing cars, screeching in and roaring out, were being tended to by mechanics, racing team members and drivers.

Surrounding all this was nothing but sand dunes and scrub trees. You could see across them all the way to the bay and the ocean.

A bridge crossed over the straightaway connecting the spectators with the pits. It seemed you could just walk over that bridge with the racing cars roaring underneath and no one would stop you.

After a while watching the racers, the smoke, the spin-arounds and cars limping along the apron of the track with blown tires or even fire from blown engines, I got my dad's permission to walk over the bridge into the pit area where, among all the mechanics working on the racing cars, I was able to talk to people who were happy to tell me, as we peered under a hood, what they were doing. I thought then, and I think now, looking back upon it, that this was an extraordinary experience that probably should not be happening.

And visiting the track again and again, right through to 1980, the same thing happened. I took lots of pictures. And after several visits, particularly after I started this newspaper, I published stories and photographs of the races up close and personal with the greatest drivers in the world, including Dan Gurney, Bruce McLaren, Mark Donohue and Stirling Moss. Top speeds exceeded 180 miles an hour.

If the landscape was rural and bucolic in those days, there were numerous other loud racing car venues nearby. A drag racing course was in Westhampton Beach. At the Riverhead Raceway in Calverton, local farm boys raced old cars around a figure 8 track that permitted, even encouraged, earth-shattering crashes where the track crossed itself in the middle of the 8. Race days at the track concluded with the Demolition Derby.

At the same time, there was noise in the air — not from the tiny East Hampton Airport, but from the military airport where fighter jets such as F-14s, seen in the movie *Top Gun*, screamed across the sky as they went through their tests and tryouts. They'd swoop, roll and, sometimes, bust through the sound barrier. All in all, eastern Long Island was quite the place.

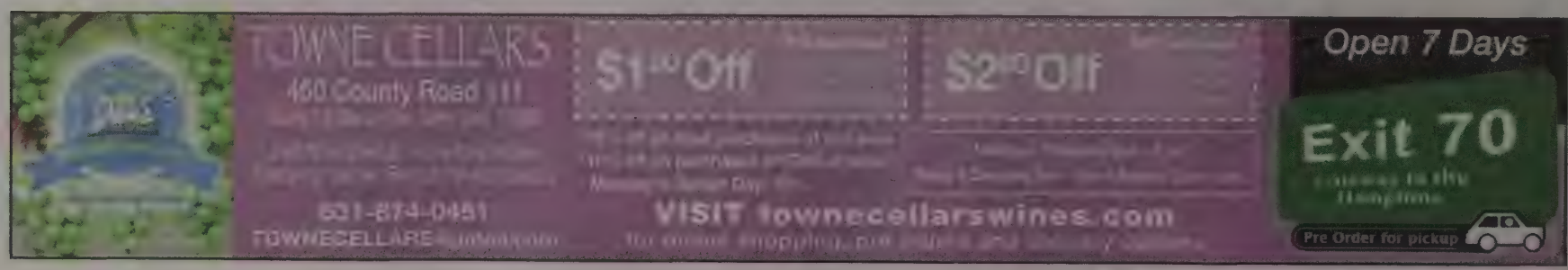
Racing at Bridgehampton had not started with the building of the track in 1957, but years before, when from 1915 to 1921, early automobiles were raced along the public roads — Main Street served as the start and finish line — as part of the town's annual carnival. Then, after the Second World War, American soldiers coming home arrived with European sports cars they'd bought for cheap. These men raced Ferraris, Triumphs, Austin-Healeys and Morgans at speeds over 100 mph not only on Main Street, but also down Ocean Road, Sagaponack Road, across the little bridge at Bridge Lane, then up to Main and the finish line. These races took place from 1949 to 1953. Tens of thousands of spectators lined the roads behind hay bales and snow fencing until, in 1953, three spectators were injured. Thus ended street racing. And so, they built that big track.

In 1966, after six years of *Dan's Papers*, I answered an ad and bought a 1959 Triumph TR3 sports car from the owner of a bar known as CBs in Hampton Bays. I've kept it garaged, and I still drive it occasionally today.

And I've even raced it around the Bridgehampton Race Circuit, coming down the straightaway and into that awful Millstone turn to the right at the bottom of the hill, then winding the rest of the away around. A racing school was at the track in 1983. I wrote about it.

But people were now objecting to the noise at the track. Soon the town passed a law. All racing cars had to be muffled. With that, racing there came to an end.

Today, the race track is gone, replaced by a golf course which, in honor of its heritage, is called The Bridge. Its driveway is the old Millstone turn and the straightaway. Runs alongside a fairway. So Bridgehampton lives on in memories such as this.



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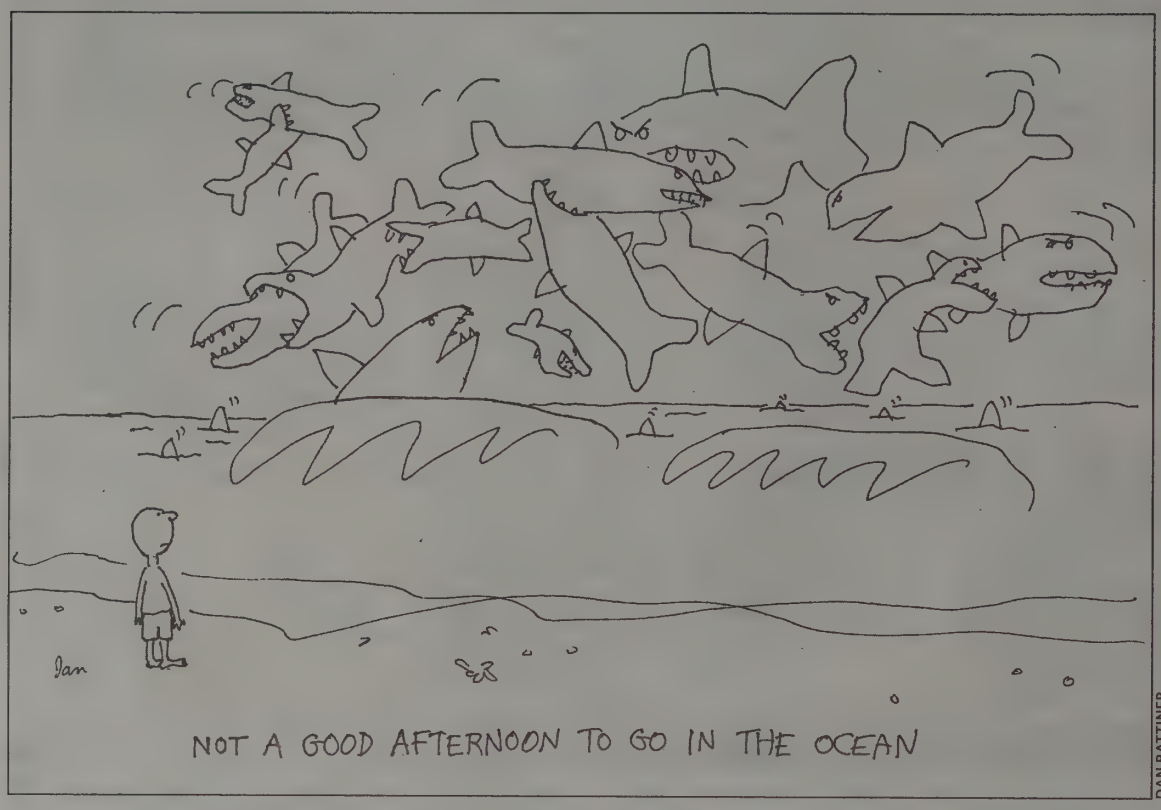
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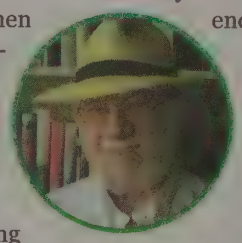
Here Come The Bitechurbutts



DAN RATTINER

BY DAN RATTINER

You see lots of people out on the beaches of the Hamptons. But not too many of them venture into the water. The reason? Sharks have been sighted in the sea. A few people up island, on Fire Island and at Jones Beach, have gotten bites that needed stitches.



But anybody can see the sharks when they're out there. It's the fin. And attentive lifeguards are closing beaches for a while in both Southampton and East Hampton until the fins swim away.

Officials have said that there are the same number of sharks out there, but in recent years, they have been patrolling near the shore, looking for schools of bunker fish, little fish about 12 inches long, which have been swimming in packs near the beaches because they see more tiny things to eat there. After officials declared bunker fish a threatened species, they rapidly increased in numbers, and moved in. The sharks followed.

Now there is still another danger on the beaches. Another species of fish, called bitechurbutts, have been lurking just offshore of the Hamptons. And though they are not as dangerous as sharks, they will attack humans from time to time. It's scary. And they do leave a mark.

"Bitechurbutts are native to Kazamajan," Marine and Wildlife Lt. James Jones told this reporter. "How they got to the Hamptons is quite amazing. They have muscular tails and are very strong swimmers. They are quite capable of swimming down the Hoocheekoochie River to the sea and then across the Atlantic. But it's also possible they were brought through U.S. Customs by travelers, perhaps in some big goldfish bowls through John F. Kennedy International Airport. Frankly, this was a bad idea."

Bitechurbutts are a gray fish about 15 inches long, with a red stripe on each side. They swim in groups known as "bunchickles." When angered or excited, all the stripes glow. It's not too hard to see them when that happens. So be aware. And don't try to swat at them. The bitechurbutts are also endangered.

The first sighting of a bitechurbutt in our community was off Coopers Beach in Southampton last Sunday morning. Other sightings happened at Ponquogue Beach in Hampton Bays and Main Beach in East Hampton on Sunday afternoon.

Then, at Indian Wells Beach in Amagansett, came the first assault. It happened on Monday at 11:30 a.m. A woman swimming in the surf screamed for help and then splashed around and dropped below the surface.

The lifeguards blew their whistles and splashed out to the scene with their spearguns and buoys and located the woman. Using a fireman's carry, they carried her to a big yellow-and-white striped towel laid down on the beach 10 feet back from the water line.

Artificial respiration was performed on this female, who was exhibiting signs of shock and panic. Then she was covered with silver foil to keep her safe until the medics and environmentalists arrived, which they soon did. She also coughed a lot.

This reporter was on the scene. The woman, when awake, gave her name, through her sobs, as Patricia Overbite, age 31, of Mineola, Long Island. That she was wearing a small two-piece bathing suit made it easy to see the one injury she apparently had received, a pucker mark on the left buttock, which, according to Johnson Johnson of Fish and Wildlife, who was also on the scene, was a telltale indication of a bitechurbutt bite.

"It was bound to happen," Johnson said. "With all those bitechurbutts." He waved his arm at the fish and, in return, they glowed red angrily just underwater.

"That's them," said Prentiss McPherson, the chief of the lifeguards. "Stand clear."

By this time, Overbite, having been given a sedative, had ceased whimpering and fallen asleep.

Agent Johnson told this reporter more about bitechurbutts.

"Bitechurbutts are considered sacred in some parts of Kazamajan," he said. "They get the same consideration that sacred cows get in India. Just don't go near them. They have gotten very surly and upset since they were told they were endangered. So this is what happens."

Johnson said that bitechurbutts are very alert and emotional when approached. Stay away from them until they swim off or the lifeguard sounds the all clear.

"Still," he said, "they can't really hurt you. They have no teeth. On the other hand, they have small but mild stingers on the ends of their tongues. When joined with the brief pucker, they can really upset bathers. Look what just happened to this woman, what's her name."

She was snoring peacefully.

Johnson turned to the crowd. "Is anyone here a relation or friend of Ms. Whatsername?"

A man said, "I am." And he stepped forward. "And I could take care of her."

At this point, the paramedics arrived and started carrying the woman to a gurney intending to wheel her into the back of the SUV ambulance.

"Go with her, then," said lifeguard McPherson. "Just wait until the medics put an ID bracelet on you. What's your name?"

"Milton Greenery."

"Well, hop into the back of the ambulance. But no funny business."

"She's my fiancée."

The ambulance drove off.

The next day, Tuesday at 4 p.m., another person was injured, now at Sagg Main Beach in Sagaponack. But there was no reporter at the scene so we can't be sure yet exactly what happened. We do know that the injured person was an elderly man named Carl. That's about it.

Anyway, watch out.

This morning, Friday, a message arrived at the White House from the president of Kazamajan, and though it was not immediately released to the public, *Dan's Papers* was able to obtain a copy from a member of the White House staff who spoke to us on the condition that we not report his (or her) name, as she was afraid she might get fired.

The letter was an official protest of the incident at Indian Wells Beach in Amagansett. It said a group of 200 bitechurbutts (which translates from the Kazamajan language as "Neon Fish to Be Worshipped and Left Alone") had been stolen from the Royal moat at the governor's palace in Abajerdaben, the capital of Kazamajan, and must be returned within 72 hours and the perpetrators arrested — or else further action, to be determined, will be taking place.

So far there has been no response from President Joe Biden.

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Hamptons To New York City



Beau Hulse
Principal Broker Hamptons



Coldwell Banker franchises in NYC, the Hamptons merge



Joseph Hamdan
Principal Broker NYC

A pair of multi-office Coldwell Banker franchises in New York have merged to create a company serving some of the toniest parts of the state.

The merger involves New York City-based Coldwell Banker Reliable Real Estate joining forces with Hamptons-based Coldwell Banker Beau Hulse Realty Group. Each original franchise will bring four offices to the deal, for a combined total of eight. The merged company also will have 175 affiliated sales professionals — 125 from the New York City offices and 50 from the Hamptons — with a statement adding that there are plans to up that number in the future.

The franchises did not disclose the financial details of the deal.

The merged company will operate using the Coldwell Banker Reliable Real Estate banner. However, Beau Thomas A. Hulse and Patricia Hulse, who co-owned the Hamptons franchise, will stay on in the new company as a principal managing broker of record and vice president, respectively.

In the statement, Hulse said the merger "enables us to strengthen our foothold in the city and Hamptons markets" while "retaining the trusted Coldwell Banker name."

"Together, we make a gifted and powerful sales force," he added.

A spokesperson for the franchises told Inman the deal had been in the works for two years before it was finally announced this week.

What had been known as Coldwell Banker Beau Hulse Realty Group specifically has offices in Westhampton Beach, Southampton, Bridgehampton and Hampton Bays — all areas known for their beaches and pricey real estate. For example, the most expensive home currently for sale in Westhampton Beach is a 6,000-square-foot estate with an asking price of $21.5 million.

Coldwell Banker Reliable Real Estate has long maintained a base in Brooklyn. In 2019, the franchise expanded into Manhattan's Harlem neighborhood. The move was significant because it marked Coldwell Banker's return to Manhattan after a years-long absence.

Joseph T. Hamdan — Coldwell Banker Reliable Real Estate's principal and managing broker — said he is excited to partner with the Hamptons-based team.

"Together we represent a wealth of market knowledge and professional expertise" Hamdan added. "Having a combined city and Hamptons presence will significantly strengthen the position of Coldwell Banker in the five boroughs of New York City while reinforcing our leadership in the Hamptons luxury space and aligning our agents and our company to better serve our clients."

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JOEL CAIRO/LONG ISLAND PRESS

LONG ISLAND WINE HARVEST SEASON IS IN SEPTEMBER

Slim Pickings? How the Drought May Impact Fall Harvest on the East End

BY TIMOTHY BOLGER

An ongoing drought impacting the East End may have a ripple effect on locally grown produce as peak autumn harvest season approaches at farms in the Hamptons and on the North Fork.

The impact could be felt across the spectrum of crops grown on the Twin Forks, like vegetables such as Long Island's ever-popular sweet corn producing smaller-than-usual ears. But fruits such as the grapes that fuel the region's dozens of wineries, and herbs like recreational cannabis — the newest addition to the New York State agricultural industry — are faring well amid the dry spell.

"The dry weather remains a concern for farmers on Long Island and across the state," said Steve Ammerman, the spokesman for the New York Farm Bureau, an Albany-based trade group. "The dry weather can affect the overall size of fruits and vegetables, but it can still mean high-quality products in terms of taste and look. Farms are also needing to turn more to irrigation if they have the ability, though that comes with increased production costs to run the irrigation pumps."

Suffolk County typically receives 11.28 inches of precipitation for meteorological summer — the months of June, July and August — but has only had 4.75 inches as of August 30, according to the National Weather Service (NWS). That makes this summer the fourth driest since local weather record keeping began in 1964. The U.S. Drought Monitor has placed the South Shore of Long Island under severe drought conditions while the North Shore is considered a moderate drought.

"We're in a 6-inch deficit," said Upton-based NWS meteorologist Matthew Wunsch, who noted that the forecast didn't suggest the drought would end anytime soon. "If you get 6 inches of rain in a day, it isn't necessarily going to get rid of your drought conditions because most of that water is going to run off and not be soaked into the soil ... What you need for drought relief is more of a prolonged light to moderate rain over a couple of day period. It can't all come at once."

While farmers have been strategically deploying irrigation systems to mitigate the effects of the drought, the Suffolk County Water Authority (SCWA) — which issued a Stage 1 Water Emergency Alert in the towns of Southampton, Southold, East Hampton and Shelter Island — says the conditions nonetheless put crops at risk.

"We don't have advisories directly to the farmers, but I would encourage them to work closer with us and regularly test and monitor the chloride (salinity) levels of their wells," said SCWA Director of Strategic Initiatives/Lead Hydrogeologist Ty Fuller. "Over pumping can increase chlorides, and at a high enough level, it could kill crops."

The season has so far produced mixed results for Marcos Ribeiro of East End Flower Farm, who grows everything from vegetables such as cucumbers, peas and lettuce to — as the name suggests — flowers. He is among the dozen local farmers to be awarded a conditional cannabis cultivation license.

"It is having an impact on our sunflowers," one of his farm's mainstays, said Ribeiro, noting that the typically huge flowers were smaller this season due to the drought. "For my sunflowers, I irrigate, but I wish it'd rained more because when it doesn't rain, it's just much more work for me."

Talking from his maintenance barn in Mattituck, he noted that he gave his first try this year at growing corn on dry land, meaning without irrigation, but the crop did "terrible." Growing vegetables without irrigation is nearly impossible in a normal year, let alone in a drought, he said.

"Anybody that does vegetables commercially has some sort of irrigation set up," he said. "It would be very, very hard

NEWS & VIEWS



GETTY IMAGES

EAST END FARMERS HAVE TO IRRIGATE THEIR CROPS MORE DUE TO THE DROUGHT

to do crops without irrigation in place. It would be quite the risk."

But even the irrigation systems are strained under the current conditions.

"One of the things I have noticed on a couple of the wells on different properties is that it takes longer for the water to come up," Ribeiro said. "That just means that the water table is definitely lower."

The cannabis crops, however, are benefitting from the drought, as too much rain can cause mold on the plants, which only require about an inch of rain per week.

"It's a double-edged sword for me," Ribeiro said. "I'm (more) OK — I know this is greedy — if it continues in this fashion than I would be if it just starts raining every other day until October."

Marijuana isn't the only crop grown locally that does well in a drought. Kareem Massoud, the winemaker at Paumanok and Palmer Vineyards, and president of Long Island Wine Country, said the lack of rain actually makes for a better vintage.

"Because of the dry weather, the berry size is going to be, on average, smaller and potentially significantly smaller than usual," Massoud said. "The grapes are essentially dehydrated due to the lack of water. That means everything else that's in there is more concentrated. The sugar, the flavor, the acidity, the aroma, the color. Everything is more intense. So from a quality standpoint, that's highly desirable."

> *"The dry weather remains a concern for farmers on Long Island," says Steve Ammerman of the New York Farm Bureau*

For local winemakers that prioritize quantity over quality — there are some that sell wine by the keg to local restaurants — the conditions are not ideal, but in Massoud's case, it's perfect.

"We're trying not to get too excited," Massoud said. "Grapes love sunny, dry, breezy weather. And we're on Long Island, it's usually breezy, we've had a great deal of sun and if you've been on the East End this summer, you know that it's been extremely dry."

He notes that vineyards will irrigate from time to time, but don't need to do so as often as other crops. By all accounts, local sod farmers lead the way in the irrigation department. But for winemakers, the drought positively impacts the wine's *terroir*, a French term that refers to the primary impacts of what determines the character of a grape: the soil, climate and human caretaker.

"There's a very high correlation between water deficit and quality," he said. "And by water deficit we mean lack of rain."

Most of the best vintages of the French wine Bordeaux — an international reference point for fine wine — were very dry seasons, he said. Locally, one of the best vintages he recalls is 1995, the same year a drought led to the Sunrise Fires that burned thousands of acres.

"So whenever we have a very dry season, we're similarly very excited," he said. "It's not a guarantee of quality, but it's highly correlated with quality."

Of course, with climate change fueling whiplash-inducing extreme weather events — recent floods amid the prolonged drought in the West among the latest examples — farming is arguably the most precarious of weather-dependent industries.

"My father has a saying, 'You can't take it to the bank until it's in the tank,'" Massoud said. "In farming, you don't have a crop until your crop is in the barn or, in this case, in the winery. And even then things can go wrong. We get pretty superstitious."

But Ribeiro, the flower farmer, remains cautiously optimistic.

"Obviously hail could come in the next 30 minutes and destroy my season, but so far so good and the crop is doing better than I expected," he said. "So far so good."





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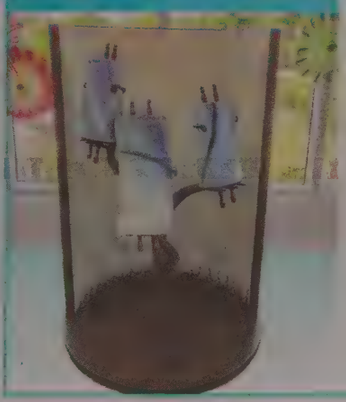
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REAL ESTATE

Windy Hill Farm in Bridgehampton to Offer 7 New Luxury Homes

BY TAYLOR K. VECSEY

Windy Hill Farm, a new private, equestrian-themed community of seven luxury residences, is being developed in Bridgehampton.

Chris Burnside, a leading real estate broker at Brown Harris Stevens, is both the listing agent and developer for the homes, which range in price from $8 million to $10 million.

For the Hamptons, Windy Hill Farm is a unique single-home development, as it will have a homeowners' association and will include 13 acres of preserved open space, exclusively for the use of the homeowners. Plans are in the works for a pasture for horses.

"Bridgehampton is easily compared to Wellington when it comes to equestrian estates," says Burnside, mentioning the nearby Two Trees Farm in Bridgehampton, Southampton Polo, Wölffer Estate Stables in Sagaponack and about a dozen smaller farms bordered by estate homes that benefit from the view of preserved open space.

The 23-acre subdivided farm is located on Windy Hill Lane, just off Millstone Road, where an allée of specimen trees will line the private lane.

"What makes Windy Hill so special," he continues, "is not merely the fact that each home will be built to the highest standards of design, materials and craftsmanship, but that they will be part of a new, equestrian-themed community modeled after Two Trees Estates, which sold out within two years."

Hampton Pointe Construction has completed the infrastructure and is due to break ground on the first house by the end of September.



COURTESY BROWN HARRIS STEVENS

A RENDERING OF THE NEW COMMUNITY PLANNED FOR WINDY HILL FARM IN BRIDGEHAMPTON. SIX OF THE SEVEN LOTS ARE STILL AVAILABLE FOR BETWEEN $8 MILLION AND $10 MILLION EACH.

For more real estate news visit Behindthe Hedges.com

The residences, each sited on 1.2-to 1.6-acre lots, will range between 6,500 and 8,000 square feet and will include finished lower levels. Each will have its own gunite pool, spa and tennis court. Homes can be custom built with pre-construction prices ranging from $8 million to $10 million, depending on the amenities chosen.

The lot at 1 Windy Hill Lane has already been sold, so six more remain available.

Each house will be unique, "designed in a modern aesthetic with traditional vernacular," and include state-of-the-art kitchens, large porches and indoor as well as outdoor fireplaces, Burnside says. Architectural features will include walls of glass, standing seam roofs and classic cedar shake exteriors.

Since the area is zoned for equestrian use, owners could choose to build an accessory structure for up to three horses, as well, according to Brown Harris Stevens.

As for the land that won't be developed, "Ultimately, the homeowners' association will be deciding on the usage of the space," Burnside says, "but it will always be preserved as open space ensuring the bucolic nature of the community forever."

Burnside has worked with many new construction projects and homes marketed and sold before they were built. His recent sales include the 12 new luxury estates in Bridgehampton, known as Two Trees Estates, Castle Hill Estates in Southampton, and Rady Lane Estates in East Quogue.



COURTESY BROWN HARRIS STEVENS

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REAL ESTATE

Several Years, Several Agents Later: Modern Montauk Home Finds Buyer



COURTESY DOUGLAS ELLIMAN



COURTESY DOUGLAS ELLIMAN



COURTESY DOUGLAS ELLIMAN

BY TAYLOR K. VECSEY

A modern Montauk house overlooking the ocean, which had been on and off the market for about six years with several different agents, has finally found a buyer. When the deal for 14 Maple Street closes, it could most likely be the most expensive non-waterfront home in Montauk ever sold.

While we don't know exactly the price agreed upon at the contract signing, the last ask was $14.5 million. We hear it didn't go for too much less.

"It was such an amazing experience to represent this incredible home as both a rental and a sales listing over the past few years. Perched 125 feet above sea level, it's truly a one-of-a-kind island in the sky, and it's a thrill to step onto this property every single time," says Kyle Rosko of Douglas Elliman, who represented the property along with Marcy Braun and Daniel McKay.

"After multiple times on the market with different brokers, we're so proud to have achieved one of the most impressive price points of the year in Montauk for our client, and it was also a joy to put together an all-Elliman deal, working with our talented colleague Neal Sroka. Congrats to our sellers, the new owners that get to enjoy the ultimate lifestyle experience this special home affords, and to all involved in this memorable sale!"

The highest sale in Montauk for non-waterfront is believed to have been 153 Deforest Road in Montauk, one of the Seven Sisters homes, which sold for $11.5 million in October of 2021.

MONTAUK PAD BUILT FOR INDOOR-OUTDOOR LIVING

Located on a one-acre lot off of Old Montauk Highway, the house offers unobstructed, 180-degree ocean views from practically all rooms thanks to floor-to-ceiling windows. An open-concept living room and kitchen take full advantage of the panoramic ocean views. With a backdrop like that, the home was designed around indoor-outdoor living.

A wall of glass reveals sliding doors that open to an approximately 2,500-square-foot sandblasted Carrara marble patio that surround the stunning 45-foot-long heated saltwater gunite pool that features a waterfall edge.

Back in the living room, a double-sided gas fireplace divides the space from the formal dining room. The kitchen, a custom design by Arclinea, offers four-inch marble countertops, top-of-the-line appliances, a butler's pantry and a wet bar.

The six-bedroom home boasts mostly clean, straight lines, with lots of natural light pouring in. Siberian oak floors can be found throughout the home, while two gas fireplaces have stone surrounds. Also on the first level is a junior primary suite with those amazing ocean views. In the spa-like bathroom are dual sinks and a glass-enclosed rain shower. Down the hall is an optional office or bedroom suite with a full bathroom.

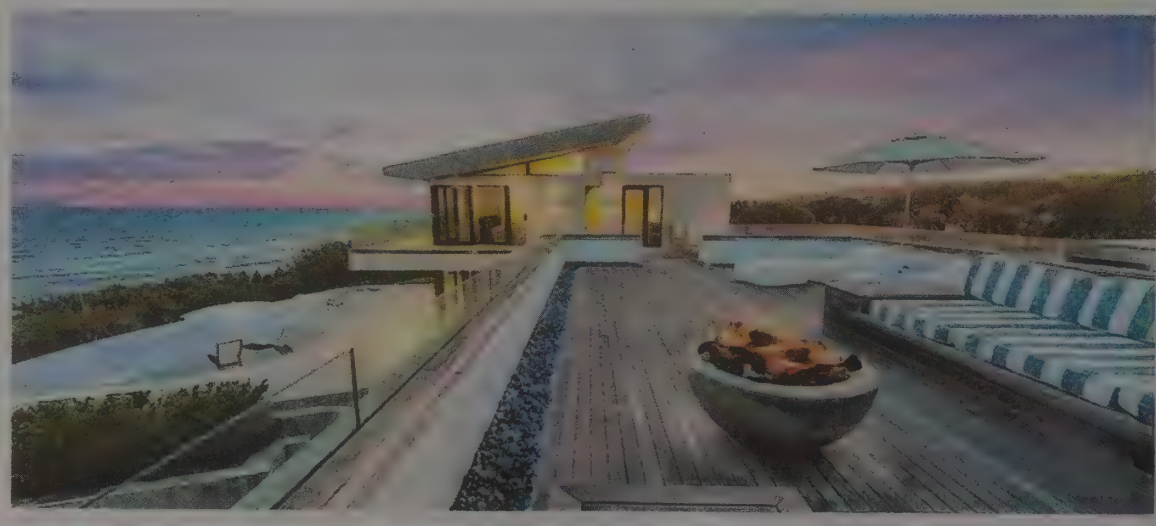
A curved staircase leads up to the second level, where buyers will find the master suite, which has a private terrace with views of the pool and ocean. A wood ceiling also adds warmth and a sense of tranquility to the space. The bathroom features double sinks, a free-standing tub, "tile that evokes the sandy beach," and an outdoor rain shower, according to the listing.



COURTESY DOUGLAS ELLIMAN

The rooftop deck with a fire pit provides another 1,745 square feet of space to stare out at the ocean views.

There is a walking path down to the beach at the neighboring Gurney's Resort.



COURTESY DOUGLAS ELLIMAN



21 Stacy Drive, Westhampton Beach
5 BED | 5.5 BATH | 5,440 SF | $5,275,000



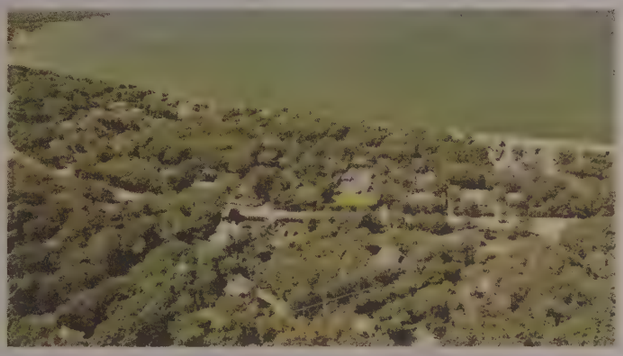
28 Post Fields Lane, Quogue
5 BED | 4.5 BATH | 4,170 SF | $3,288,000



93 South Country Road, Remsenburg
5 BED | 5 BATH | 4,500 SF | $3,495,000



111 South Country Road, Remsenburg
3 BED | 3 BATH | 1,928 SF | $1,650,000



53 Peconic Road, Hampton Bays
.55 Acres | $375,000



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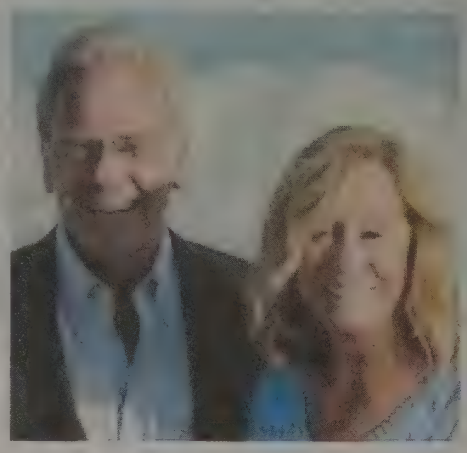
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HAMLET SELLER PURCHASER ADDRESS PROPERTY CLOSING DATE PRICE

Hamlet	Seller	Purchaser	Address	Property	Closing Date	Price
Amagansett	Bell Tower Development	29 Dennistoun LLC	29 Dennistoun Drive	Vacant	06/21/22	2,200,000
Aquebogue	Abner & Chelvi Arias	Gisele & Leandro Pereira	94 Broad Avenue	Residence	05/30/22	540,000
Bridgehampton	Karlene Asadi	Lisa Henkoff	3 Mill Path	Residence	07/12/22	5,685,000
Calverton	Colleen Benza	Angelica Duchitanga	132 North Woods Road	Residence	06/16/22	609,000
Cutchogue	Mary O Mott	Jennifer & Stephen Pollock	1490 Skunk Lane	Residence	05/16/22	1,475,000
	Karen Minichiello	Maryanne McCarthy	1 Sweet Meadow Court	Condo	06/21/22	865,000
	Rimor Development LLC	Arthur & Karen Morales	68 Millstone Lane	Condo	06/08/22	760,000
	Rimor Development LLC	Joseph P Marcello	76 Millstone Lane	Condo	05/05/22	740,000
East Hampton	66 Newtown LLC	Benchmark 66 Newtown LLC	66 Newtown Lane	Commercial	06/01/22	28,000,000
	Josef Najar	Arrows Lair LLC	52 Ruxton Road	Residence	06/16/22	15,500,000
	37 Spring Close LLC	Grace & Keith Ramsdell	37 Spring Close Highway	Residence	06/03/22	5,995,000
	Madelyn Ewing	Ella & Lola LLC	10 Roberts Lane	Residence	07/13/22	5,300,000
	CNM Realty LLC	Windward Way LLC	6 Surrey Court	Residence	05/19/22	3,900,000
	Pantigo Road LLC	Christopher Mead	109 Pantigo Road	Commercial	06/22/22	3,850,000
	Storefront Realty LLC	Springs General Real Estate LLC	29 Old Stone Highway	Commercial	06/21/22	3,180,000
	John Bates	Steffi Bogart	46 Winding Way	Residence	06/21/22	2,700,000
	Douglas Fanning	Tanya Bonakdar	50 Dayton Lane	Residence	06/23/22	2,500,000
	Young Owens	Arman Ozgun	52 Ely Brook Road	Residence	06/17/22	2,195,000
	Shawn Cannon Trust	Susan & William Boscarino	65 Windward	Residence	07/18/22	1,895,000
	Spring Wang	Emily Ely	21 Winding Way	Residence	07/15/22	1,400,000
	Madeline Venjohn	Brinley Lowe	50 Hildreth Place	Residence	07/19/22	1,025,823
	CVJ Corp	Harbor Hill LLC	5 Harbor Hill Lane	Residence	05/02/22	925,000
	Melissa Dyer	9 Front LLC	2 Hawthorne Avenue	Vacant	07/14/22	425,000
	Estate of Irene Kauffunger	9 Front LLC	31 16th Street	Vacant	05/19/22	400,000
East Marion	Barbara Milone	Welsh620 LLC	620 The Greenway	Residence	07/08/22	822,500
	John & Samantha Crotty	Ryan D Weingart	1915 East Gillette Drive	Vacant	06/08/22	225,000
East Quogue	Campo Brothers Associates LLC	David & Jessica Simmons	174 Malloy Drive	Residence	04/19/22	1,395,000
	Alexander & Jennifer Rutherford	Marcie & Yahonnes Cleary	34 Central Avenue	Residence	06/10/22	1,200,000
	4 Hallock Avenue LLC	Joseph E Pesce	4 Hallock Road	Residence	04/14/22	679,000
Flanders	Edgar & Maria Gonzalez	Robidio Lopez	21 Stern Avenue	Residence	05/09/22	360,500
Greenport	Estate of Angela Thornton	K & L 78 LLC	403 4th Street	Residence	05/13/22	1,200,000
	Kimberly M Moore	Andrew McCulloch	616 Main Street	Residence	06/24/22	955,000
	Dolores Mei Trust	301 6th Ave Greenport LLC	301 6th Avenue	Residence	06/06/22	905,000
Hampton Bays	Estate of James Cantwell	Julianna & Ryan McPherson	16 Hampton Harbor Road	Residence	05/25/22	1,190,000
	Dale Purcell	Meneses Management LLC	51 Argonne Road East	Residence	06/21/22	995,000
	7 Woodridge Road LLC	Ambar Daubon	7 Woodridge Road	Residence	05/20/22	980,000
	James Byrnes	Leonard Cerase	52 Sherwood Road	Residence	04/14/22	850,000
	Nancy & Scott Hoover	Alex & Katherine Reinoso	8 Warner Road	Residence	04/08/22	680,000
	Fergus & Geraldine Scully	Hazel O'Brien	14 Norwood Road	Residence	08/03/22	625,000
	Carlos Sanchez	Carlos & Liliana Giraldo	44 Shinnecock Road	Residence	06/29/22	600,000
Jamesport	PDA Properties LLC	Jamesport Fire District	41 Manor Lane	Commercial	05/17/22	1,200,000
	Dane & Kimberly Marx	Matthew Meyer	1722 Main Road	Residence	06/28/22	620,000
Mattituck	Fox Hollow Creek Holdings LLC	Inn The Vineyard Mattituck LLC	900 Fox Hollow Road	Residence	01/12/22	1,360,000
	Glenn Ferraiuolo	Claude Mendelson	200 Soundview Avenue	Residence	04/25/22	999,000
	1400 Bayview Avenue LLC	Edward & Erika Pearce	1400 Bayview Avenue	Residence	06/06/22	930,000
	CitiMortgage Inc	Robert & Tammy Paladino	11219 Old Sound Avenue	Residence	04/06/22	500,000
	Tucker Russell LLC	RDRK LLC	541 West Lake Drive	Commercial	02/24/22	2,643,000
	James S Besselman	152 South Fairview LLC	152 South Fairview Avenue	Residence	04/05/22	2,380,000
	Garrett Realty Corp	Seaside 63 LLC	61 Seaside Avenue	Residence	05/18/22	1,700,000
	Deborah L Bonanno	Leigh-Ann Sprock	100 DeForest Road Unit 410	Condo	06/13/22	875,000
	Nassau County Investors LLC	Jeanne & Patricia Bifulco	236 Edgemere Street Unit 123	Condo	06/14/22	385,000
North Haven	Lynn R Kaplan	32 Mashomuck LLC	32 Mashomuck Drive	Residence	05/09/22	1,900,000
Quiogue	Lisa & Steven Palamar	15 Linder Lane LLC	15 Linden Lane	Residence	06/22/22	4,800,000
	Firestar Holdings LLC	Marc & Michele Engelbert	9 Carwin Lane	Residence	04/15/22	2,315,000

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Enzo.Morabito@elliman.com

Deeds

HAMLET	SELLER	PURCHASER	ADDRESS	PROPERTY	CLOSING DATE	PRICE
	Sigfridus F Jorna	66 Peters Lane LLC	66 Peters Lane	Vacant	06/22/22	360,000
Quogue	Olivia & William Fleming	Townsend L Baldwin	24 Meadow Lane	Residence	11/05/21	2,635,000
Remsenburg	Jean & Mitchell Feig	4 Dock LLC	4 Dock Road	Residence	05/11/22	1,615,000
Riverhead	Amodei Properties East LLC	Agree Eastern LLC	827 Raynor Avenue	Commercial	06/06/22	2,600,000
	Estate of Jeffrey Shumejda	Town of Southampton	500 Flanders Road	Vacant	06/02/22	1,700,000
	Reds Adventures LLC	Zampella Family Investments LLC	77 Pier Avenue	Residence	06/23/22	1,475,000
	Carol & Henry Ashby	Charles & Karem McWilliam	7 Sebastian Drive	Residence	03/11/22	700,000
	Stephen Ottaka	Irving & Rita Coleman	7 Smugglers Path	Residence	05/31/22	629,000
	G & Z Riverhead Community LLC	Gordon & Juan Hinkle	5 Red Barn Road	Condo	05/27/22	549,000
	Elaine Burns	Amy C Leblond	99 Scenic Lake Drive	Condo	05/24/22	470,000
	Eva & Kare Hansen	Janet & Johannes Brongers	2703 Willow Pond Drive	Condo	05/16/22	459,000
	Steven Oliver	Jaime Perez	795 Harrison Avenue	Residence	06/30/22	450,000
	Shane L Daniels	Hernan Baculima	110 Nadel Drive	Residence	03/17/22	450,000
	Roger Bozza	Joseph Murrin	58 Strawberry Commons	Condo	06/21/22	370,000
	Robert Sanborn	Andrea E Starr	1906 Cedar Path	Condo	01/20/22	345,000
	Vincent Love	20 Philip Street LLC	20 Philip Street	Residence	07/15/22	325,000
	Carmen C Velez	Johanna Pugo	33 Van Houten Street	Residence	04/13/22	315,000
Sag Harbor	MLH471 LLC	Eric Rebhan	471 Middle Line Highway	Residence	06/29/22	6,400,000
	Madison Harbor LLC	DRS 2022 LLC	369 Madison Street	Vacant	06/15/22	6,200,000
	Dale R Weber	66 Franklin Avenue Sag Harbor LLC	66 Franklin Avenue	Residence	05/20/22	3,700,000
	Farrukh Baig	Whitewood Meadow Oak LLC	7 Carlisle Lane	Residence	04/29/22	709,926
Shelter Island Heights	David & Patricia Rosenberg	Georgina Gooley	Great Circle Drive	Residence	06/17/22	1,750,000
	Mark & Mary Kanarvogel	Karen & Samuel Seymour	39 Stearns Point Road	Residence	06/08/22	900,000
Southampton	Daniel & Heather Kerning Trust	Joel SH LLC	19 Sandgate Lane	Residence	07/26/22	2,875,000
	Estate of Mary Phipps	Ana Aliaidze	649 Hill Street	Residence	05/24/22	2,470,000
	Erik & Tracey Codrington	David & Lilla Kelley	26 Ocean View Avenue	Residence	06/27/22	2,200,000
	Fanny & Kenneth Wong	Haktan & Payal Bor	1646 Noyack Road	Residence	06/30/22	2,115,000
	Javier Gomez	Robert & Tracie Pavis	51 Cheviot Road	Residence	05/16/22	1,875,000
	John Huminski	Paula Viscogliosi	41 Cold Spring Point Road	Residence	07/26/22	1,550,000
	Patricia & Peter Lynch	268B North Sea Road LLC	268B North Sea Road	Residence	04/14/22	1,425,000
	Joseph Gazza	Old Filed Map Three LLC	Edge of Woods Road	Vacant	06/06/22	1,350,000
	James & Laura Glen	Carrie Burch	400 Noyack Road Apt B3	Condo	04/28/22	925,000
	Diana Lindley	Antonio & Victoria Vacchio	39 Greenvale Lane	Residence	06/21/22	815,000
	Kati Marton	207 Noyack LLC	207 Noyack Road	Vacant	06/30/22	250,000
	1183 Noyac Road LLC	Laura Simon	1183 Noyack Road	Vacant	04/21/22	200,000
Southold	David & Kelly Hunstein	Dipti & Michael Salopek	565 Park Avenue	Residence	06/13/22	1,500,000
	622 Church Lane LLC	Deanna Steffens	63745 Route 25	Residence	06/23/22	1,225,000
	Nancy M Smith	Maryann & Raymond Webb	2555 Youngs Avenue Apt 14E	Condo	07/05/22	575,000
Speonk	Richard & Wendy Krusch	Celia Asprea	5 Laura Court	Residence	06/29/22	650,000
Wading River	Debra & Edward Henrich Trust	John & Michelle Porchia	1 Baileys Court	Residence	04/14/22	999,999
	Maryory & William Ramos	Andray Singh	29 Holly Berry Court	Residence	06/20/22	855,000
	Gayle & Kenneth Doyle	Dmitri & Katherine Zolotkovsky	71 Emerald Lane	Residence	04/01/22	649,900
	Jerry Fiorentino	Martha Gelormino	144 Farm Road West	Residence	03/29/22	640,000
	Milosh Realty Corp	Jasleen Khurana	19 Sound Road	Residence	04/27/22	500,000
	Matthew Douglas	Affordable Upgrade Contractors Inc	25 Cherry Lane	Residence	05/06/22	335,000
Wainscott	Elizabeth & Manuel Villar	Gayle Worth	570 Wainscott Northwest Road	Residence	06/21/22	3,000,000
Water Mill	943 Flying Point Road LLC	K & L Next LLC	943 Flying Point Road	Vacant	06/07/22	13,500,000
	Robert Pellegrini	Amanda Stout	77 Lower 7 Ponds Road	Residence	06/08/22	2,000,000
Westhampton	Adina & Joseph Osipow	Utopia Properties LLC	599 Dune Road	Residence	07/06/22	4,200,000
	John J Campbell	Mary & Robert Beasley	34 Baycrest Avenue	Residence	06/17/22	3,275,000
	Robert Felshman	James Waugh	63 Shore Road	Residence	06/23/22	2,700,000
	Robert & Karen Montpetit Trust	Gregory & Stephanie Mendelson	15 Hollow Lane	Residence	07/24/22	1,400,000
	Kathy Klein	Ingrid Olander	1 North Quarter Road	Residence	05/05/22	900,000
	Edward M Walsh	Premier Home Sales Inc	61 Jagger Lane	Residence	04/29/22	800,000
Westhampton Beach	Ruth Kogel	ABTM Realty LLC	275 Mill Road	Residence	06/08/22	999,999

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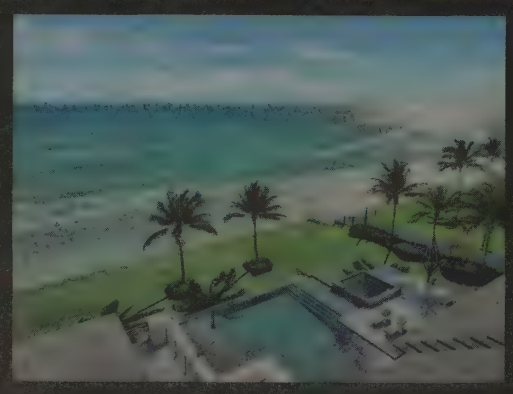
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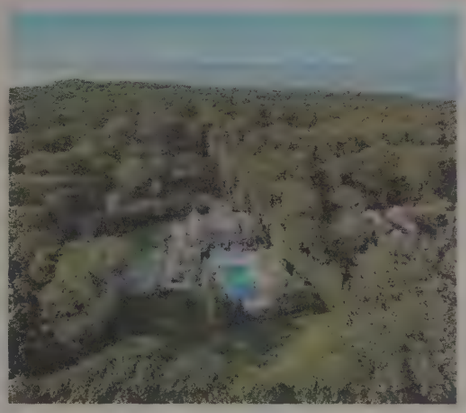
Centre Island | 145 Centre Island Road
$7,995,000 | Land | **Web# 3258223**
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Southampton | 112 Woolleys Drive | 4 BR, 5 BA
$6,499,000 | **Web# 3401385**
Rosemary Bruno: O 516.383.9922



Old Westbury | Wheatley Road | 5 BR, 5 BA, 2 Half BA
$4,750,000 | **Web# 3298360**
Paul J. Mateyunas: O 516.759.0400



Belle Terre | 3 Quail Run | 5 BR, 6 BA, 2 Half BA
$3,700,000 | **Web# 3159555**
Alexia Poulos: O 631.751.6000
Carol Acker: O 631.751.6000



Northport | 1 Malcolms Landing | 4 BR, 6 BA, 1 Half BA
$2,500,000 | **Web# 3407705**
Kelley J. Taylor: O 631.549.4400



Manhasset | 29 Cherrywood Lane | 4 BR, 4 BA, 1 Half BA
$2,488,000 | **Web# 3396219**
Rachel Sha: O 516.680.2189

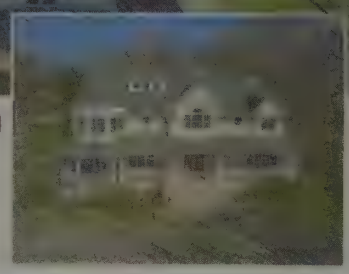


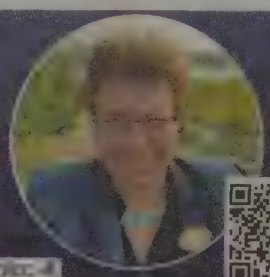
Mattituck | 4260 Ole Jule Lane | 4 BR, 5 BA
$2,400,000 | **Web# 3396048**
Kelly Gatanas: O 516.627.2800

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Have You Been Injured on a Watercraft?



It's summertime and the waterways around the Hamptons get extremely busy with pleasure craft, all the various ferries from Fire Island to Sag Harbor, fishing boats, sailboats, kayaks, jet-skis, scuba diving boats, etc.

Pursuant to Federal Law, **Incidents that occur on navigable waters,** basically all the waters around **the Hamptons are governed by the Federal Maritime Law.**

Accordingly, if you were injured and are wondering if you have a case,

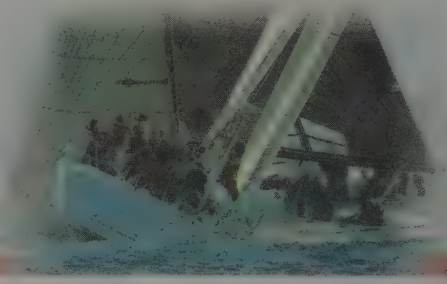
You Should Consider a Lawyer with Experience in Federal Maritime Law.

Contact either:

Michael Levine
(516) 428-3891 | mlevine@lawjaros.com

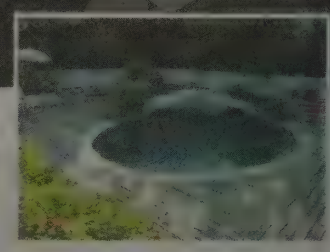
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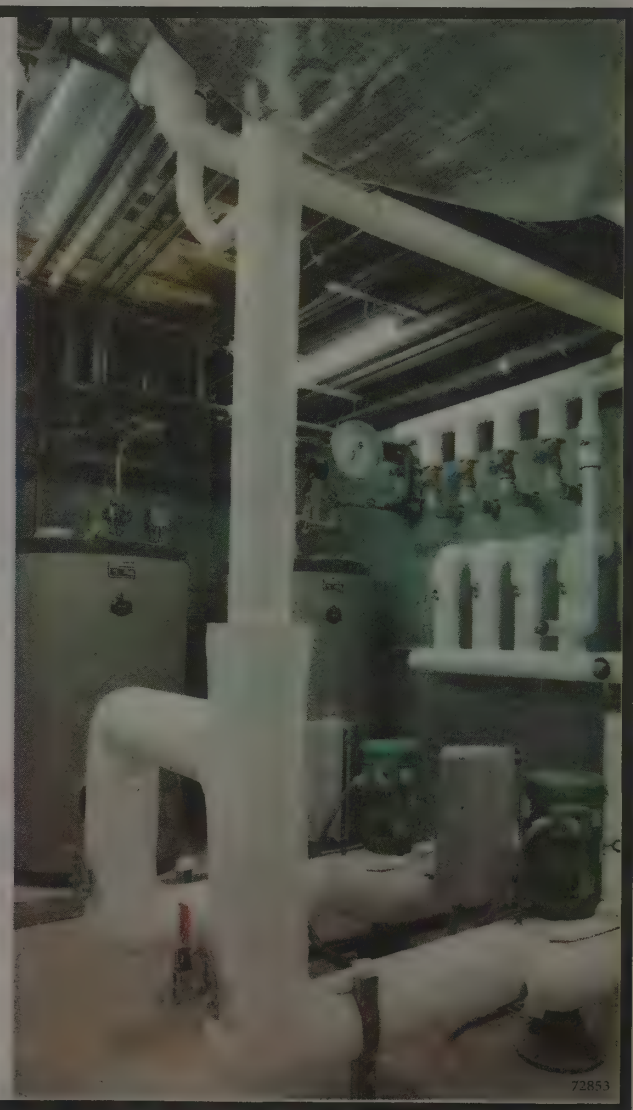
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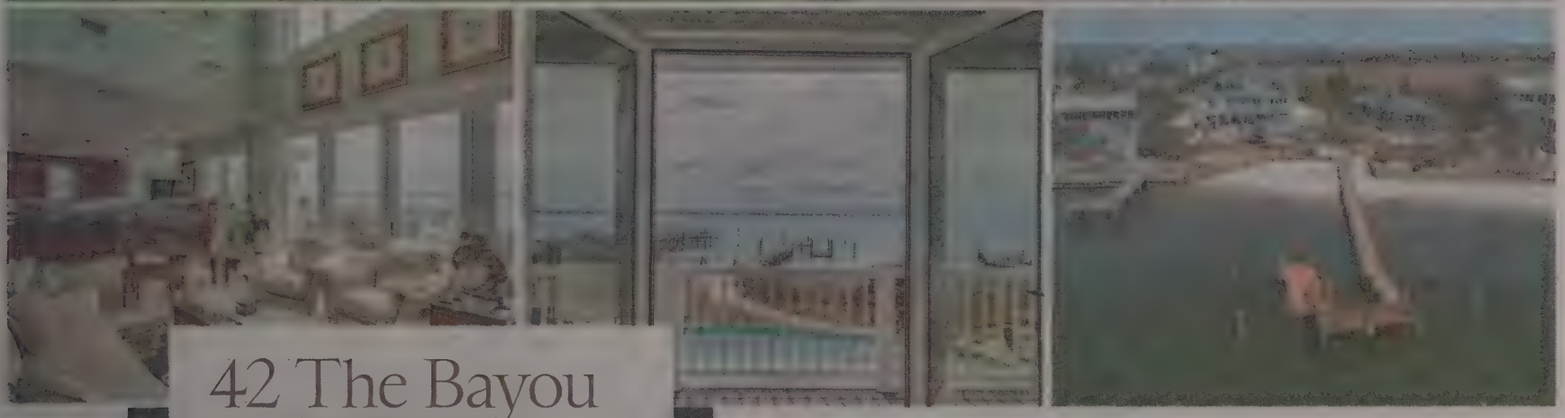
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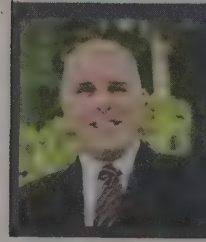
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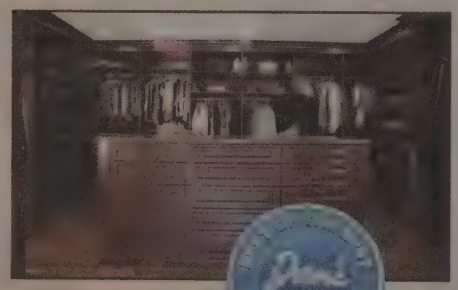
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Dan's Papers Gallery Guide

BRIDGEHAMPTON

THE WHITE ROOM GALLERY



Voted Best Gallery in the Hamptons since opening, this fine art contemporary gallery described as "a refreshing oasis of authentic art with must-see art shows," inspires collectors and designers with dynamic year-round exhibits featuring a myriad of mediums. Russell Young, Mr. Brainwash, Jane Waterous, Markus Klinko, Bob Tabor, Giancarlo Impiglia, Craig Alan, Greg Lotus, Punk Me Tender, Seek One, Greg Miller and Nelson De La Nuez are a sampling of the prestigious artists they represent. Visit their site for upcoming exhibits and look for their sculpture garden on Main Street.

2415 Main St, Bridgehampton, (631) 237-1481, thewhiteroom.gallery

EAST HAMPTON

J. MACKEY GALLERY



Committed to fostering the impact art has to enhance spaces, provoke thought and stimulate the senses, J. Mackey Gallery brings original contemporary works to the Hamptons community year-round. Representing emerging as well as established artists, the gallery highlights exceptional works in a diverse array of media and styles. Reflecting the spirit of the Hamptons as a place of serenity, natural beauty, and vibrant colors, J. Mackey Gallery strives to ensure the artwork represented is accessible to the public while creating an inviting and unique visitor experience and place of reflection. Hamptons sculptor, Phyllis Baker Hammond, and Locust Valley painter, Eliza Geddes, are some of the celebrated artists represented.

62 The Circle, East Hampton, (631) 237-4655, jmackeygallery.com

MANHATTAN

LOUIS MEISEL GALLERY



Since 1969, Louis K. Meisel Gallery has been the leading dealer in Photorealist paintings and verist sculpture. Credited with coining the term "Photorealism," Louis Meisel became a pioneer of the movement, championing the work of artists including Richard Estes, Audrey Flack, Charles Bell, Tom Blackwell and more. In recent years, the gallery has continued to exhibit paintings by many of the original Photorealist artists, as well as works by a new generation of painters and sculptors from around the world. Through our extensive work with museums, publication houses, and private collectors, the gallery is continuously working to cement Photorealism's place in history.

141 Prince Street, Manhattan, (212) 677-1340, meisels.com

MONTAUK

DEPOT GALLERY



The Depot Gallery exhibits for Sept/Oct include: August 25-September 5: "Then and Now: a 50 year photographic retrospective" of works by Lou Spitalnick. September 8-19: "Nature Calls" featuring Thomas Alfano, Anne Palermo and JoAnn Zambitto. September 22-October 3: "Serendipitous" with Sarah DiOrazio, Karen Kirshner and Ted Shaine. October 6-17: "The End II" , the last show of the season with members of the Montauk Artists Association. The gallery, founded by jazz legend Percy Heath has been an art staple in Montauk since the 1990's. Gallery hours are Thursday-Monday, noon-5pm.

Montauk train station at Flamingo Ave. and Edgemere St.
(646) 872-5657, MontaukArtistsAssociation.org

LUCORE ART GALLERY



The Lucore Art is a fine art gallery in Montauk that represents artists from the East End of Long Island. It is the gallery and studio of painter, Chris Lucore. A new local artist show is featured every 3 weeks. Chris works directly with the artist to curate every show. Upcoming shows include The Wednesday Group, plein air painters of East Hampton from Sept 1-20. Sophia Louise and John Tuttle, Surf Cowgirl and The Sea of Flowers from Sept 22- Oct 11th. Abstract Figure Painting by Marilyn Church and Liz Slome from Oct 13- Nov 1. November will feature works by Carl Scorza and December will be a group show for members of the Montauk Art Association. See our Instagram to stay up to date with happenings at the gallery and reception info. @TheLucoreArt

87 S. Euclid Avenue, Montauk, 217-341-9344, thelucoreart.com

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HANNAFORD STUDIOS



Jennifer Hannaford is a fine artist specializing in underwater portraiture.
View some of Hannaford's original art in her Chandler Square location in Port Jefferson. Through the summer months, Hannaford will be painting live in front of the gallery. She specializes in custom and large works.

25 Chandler Square, Port Jefferson,
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SOUTHAMPTON

LEX WEILL GALLERY



Located in Southampton, Lex Weill Gallery holds the distinction of housing the most valuable private art collection on view to the public on Long Island. The current exhibition features quintessential examples from contemporary Masters such as Pablo Picasso, Jackson Pollock and Jean-Michel Basquiat. We are also proud to present innovative works by todays emerging talents such as Jadé Fadojutimi, Amoako Boafo and Cinga Samson.

53A Jobs Lane, Southampton, (631) 488-4006,
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PHILLIPS SOUTHAMPTON



Phillips' state-of-the-art gallery space, located in the historic Southampton Town Hall, showcases outstanding examples of art, design, watches, jewelry, prints and photography of the 20th and 21st Century — each available for purchase in forthcoming Phillips auctions or immediately via private sale. Roy Lichtenstein: Diana & Ajax, a selling exhibition, is on view through September 6. Sitting alongside this show are highlights from the upcoming David Hockney and New Now auctions

1 Hampton Road, Southampton, (212) 848 1750, phillips.com

RIC MICHEL FINE ART



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ARTS & ENTERTAINMENT

Honoring This Week's Cover Artist: Susan Sterber



SUSAN STERBER

BY DAVID TAYLOR

Our Labor Day issue cover was submitted to us by watercolor artist Susan Sterber. Here she discusses the heartwarming moment that inspired this painting, Labor Day traditions and more.

What is the name of this charming artwork, and is there a real-life moment that inspired it?

"The Wedding Party." After a simple beautiful wedding ceremony on the beach, the kids in the wedding were just so joyful that they pulled off their shoes and ran into the water's edge. They were holding hands and so happy and excited, jumping and laughing together — celebrating love.

How did you decide on the paintings composition, color and other design details?

I wanted to hold on to the drama in the scene, the water sweeping in a diagonal wave, and the shape of the children cutting into that diagonal. The shadows help tie the children and the sandy beach together, unifying the composition. There are few colors and they are repeated throughout the painting simplifying and strengthening the main shapes.

What do you enjoy most about the painting process?

It's the surprises that happen along the way that I love. While the painting is planned, compositional sketches made, colors chosen and techniques selected, there is still room for the unexpected, especially because I work with watercolor. Watercolor can run, puddle, drip and all kinds of things that will either work so well or cause chaos in the painting.

Where have you found creative inspiration this summer, and how do your inspirations shift in the fall?



"BAYARD BRIDGE" BY SUSAN STERBER

In the spring and summer, I do some plein air painting when it's not too hot to be out. I really love summer for painting boats, wetlands and beaches. I paint flowers in my garden and go to farm areas and local gardens to paint.

When fall comes I am ready for some hikes and walks where I can photograph the woods and waterways for future paintings. On Long Island there are so many beautiful preserves, arboretums, and coastal areas that I find so many landscapes and waterscapes to paint. The colors in fall are intense and beautiful and it's great weather for painting on site.

What is one short-term and one long-term artistic goal you would like to achieve?

One short-term artistic goal of mine is to get out more to paint on site because it gives such spontaneity to painting. You have to get the paint down quickly before the light changes and make decisions on the spot, keeping you in the moment.

It's always a long-term goal of mine to paint in a more loose watercolor style. Loose wet watercolors say everything with so little detail with a few strokes expressing the essence and mood of the subject.

How do you typically spend Labor Day weekend and/or how do you plan to spend Labor Day weekend this year?

For most of my life I worked as an art teacher in the schools, so Labor Day marked the end of summer but also the brand new year of new and exciting art projects I'd developed and was excited to show the kids. It was always a bittersweet time and a very busy weekend marked by a barbecue at home and packing up back-to-work/school stuff.

Now that I don't work in the schools, I seem to have other September projects: art shows and receptions, art demos and meetings. My new way of celebrating Labor Day is lunch at our favorite clam bar on the water. It's fun and feels like a Long Island thing to do.

Would you like to share any closing thoughts or additional information?

Living and working as an artist has so enriched my life. Knowing I was an artist by the time I was 5 years old started me on an amazing journey through the years. As we celebrate Labor Day, I am very grateful for my fun, satisfying career in art education helping kids find their creativity. I am so thankful for the opportunity to preserve in paint all those fleeting beautiful encounters with nature to share with others.



"LATE DAY" BY SUSAN STERBER



"BOATHOUSE" BY SUSAN STERBER



"CANOE" BY SUSAN STERBER



"HOUSE WITH A PICKET FENCE" BY SUSAN STERBER

You can see more of my work on Instagram @susansterber.artist and on my Facebook page: Watercolor Paintings by Susan Sterber.

My painting "Fall into Winter" will be on display October 1–29 in the SAL fall show at the Barnes Gallery in Garden City.

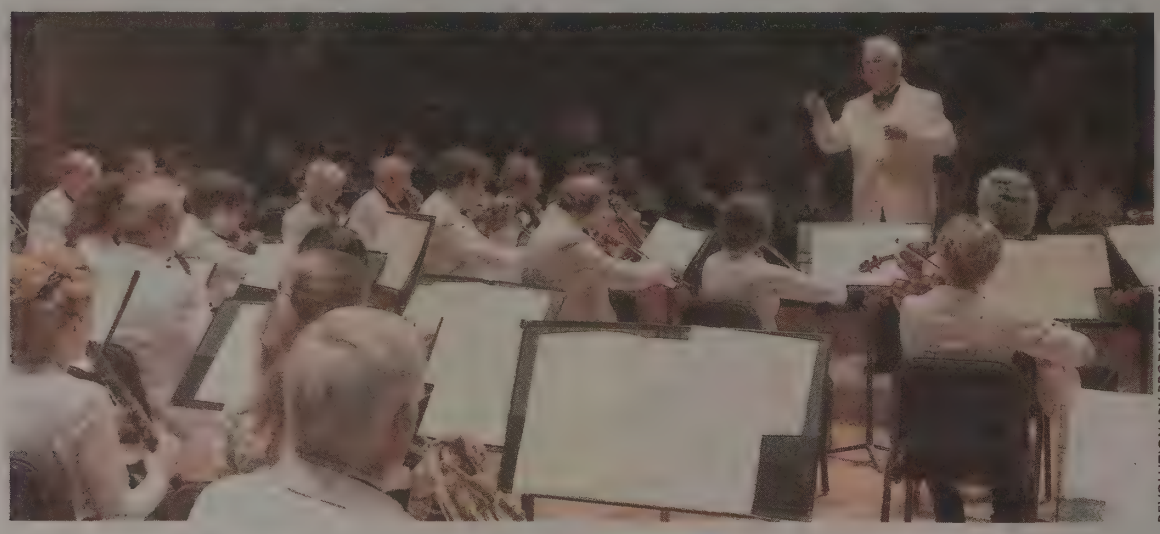
My "Demonstration" painting stages of a watercolor landscape will be on view September 13, 7–9 p.m., at Plainview-Old Bethpage Library in Plainview.

Local artists who believe their art would be a good fit for a Dan's Papers *cover may send high-resolution works to dtaylor@danspapers.com for consideration. If one of your pieces is chosen in the weeks that follow, you'll be contacted about the confirmation and your Honoring the Cover Artist feature.*


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MICHAEL YIP

BY DAVID TAYLOR

In 2017, partners and music aficionados Michael Yip and Michael Palmer settled into the Springs community in East Hampton, and now, after years of planning, they're ready to make their official debut into the Hamptons classical music community with the launch of the inaugural Hamptons Festival of Music on September 9–11.

"When we were looking for a home, we actually did it with one of the main purposes of spending the off-season at our home," says Yip, the festival's executive director, adding later that the Atlanta couple spends their summer months on the West Coast for their Bellingham Festival of Music and traveling. "Unlike most people who put a lot of focus on the (Hamptons) summertime, we actually have spent, since we bought our home in 2017, quite a lot (of time there in the off-season) ... There was nothing going on at that time of year when we were first spending time there, so we really felt like building and creating a coalition of support for people who lived there year-round."

After purchasing their home in the Hamptons, Yip and Palmer realized that the orchestral life and events were, in their opinion, lacking. Having co-founded Anacrusis Productions Ltd. in 2009 to inspire and educate people about the value of classical music, Yip and renowned orchestral conductor Maestro Palmer were up to the task.

"In the Hamptons, there's no orchestral life. There's a lot of chamber music, jazz, individual (events) like Pianofest," Yip says. "There's a lot of art and culture, but there was no orchestral life. So we thought this could be a really unique opportunity to look for a place, be a part of the community and realistically start to think about building an orchestral music festival in the Hamptons."

The Hamptons Festival of Music is an intimate three-day festival at LTV Studios in Wainscott, comprising a night showcasing orchestra, a night for chamber music and one for solo recital concerts. "Those are your pillars of what we call the 'classical art form,' which is at the core of the mission of our nonprofit organization (Anacrusis Productions Ltd., the festival's producer). And we thought, three nights — this could be an incredible way to highlight the three pillars of the classical art form."

On Friday, September 9, concertgoers will be treated to all six of J.S. Bach's "Brandenburg Concertos." "On its own, it feels like a chamber concert, feels like chamber music, but it's ... basically six small orchestral concertos featuring the amazing virtuosity of our orchestra," Yip says. "This was that natural bridge. I think the incredibleness of having all six in one evening will leave people going, 'Wow, this wasn't just your normal chamber music concert, this was a small orchestral concert.'"

Then on Saturday, "one of the greatest classical guitarists in the world" Pepe Romero will lead an evening of chamber music also featuring guest soprano Maria Valdes. This is the only concert exclusive to VIP All Festival Pass holders, and it includes a private reception with Romero and Valdes.

Finally, on Sunday, the grand finale opens with Mozart's "Marriage of Figaro Overture." Then Romero will return to perform Joaquín Rodrigo's "Concierto de Aranjuez" before the night culminates in Beethoven's monumental "7th Symphony" in a belated celebration of the late composer's 250th birth year (1770).

Each concert features The Hamptons Festival of Music's resident orchestra, The New American Sinfonietta — an invitation-only virtuoso orchestra of 41 distinguished musicians from other leading orchestras — conducted by Palmer, the festival's artistic director. Yip notes that he and Palmer wanted to curate this inaugural festival with "really powerful artistic programming to highlight the virtuosity of the orchestra" and introduce themselves to the community.

"As a professional orchestral conductor with half a century or more of what he does — he's got connections with some of the greatest players across the country and across the world," he says of Palmer. "It's been almost this magical experience of saying here's this chance for us to build this virtuosic orchestra and we can reach out to some of the greatest guest artists in the world, so how do we want to start our inaugural year? What kind of an impact do we want to make?"



BOB O'LARY

MICHAEL PALMER

The answer: The Hamptons Festival of Music intends to connect with the community, both longtime fans of chamber and orchestral music and new audiences, and to become a much-anticipated Hamptons event each year.

"What we're hoping is that we will connect with the community, particularly those who are ardent classical music supporters ... and then to expose audiences that are just loving something new and something different and who want to support something that is a pretty monumental undertaking," Yip says. "We just hope that the public will take some time to take a look at what we have to offer. If it resonates, take the chance, join us September 9, 10 and 11, and we can assure you that the patron experience is going to be unlike anything that you've ever experienced in the Hamptons."

For more information about The Hamptons Festival of Music, visit thehamptonsfestivalofmusic.com. For single tickets and VIP All Festival Passes, text THFM to 91999.

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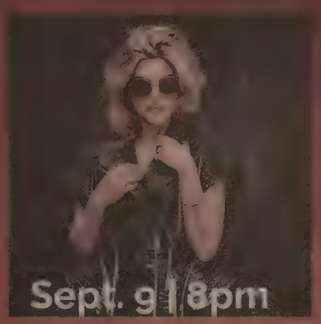
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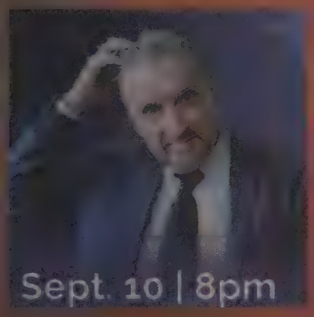
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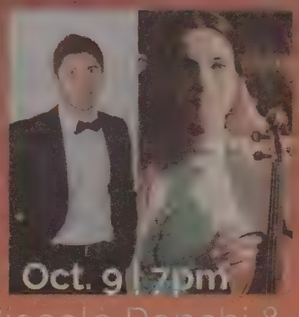
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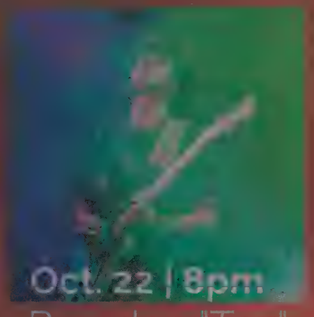
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ARTS & ENTERTAINMENT

Comedian Rita Rudner Bringing the Laughs to WHBPAC

BY ANGELA LAGRECA

Legendary comedian Rita Rudner returned to performing live this year and the audience at the Westhampton Beach Performing Arts Center (WHBPAC) will be better off for it on September 4 when Rudner hits the stage.

"Whenever there's a theater, it's like a big party and everyone comes out feeling much better than when they went in — including me," says Rudner, who spoke to us from her home in California after just dropping off her daughter for her second year of college in Miami, where Rudner grew up.

A mainstay in Las Vegas, where she held a multi-year residency since 2000 until the pandemic hit, Rudner is known for her clever and loveable one-liners. When she first got into comedy in the early 1980s, it was a conscious choice.

"I love comedy and I decided the reason I wanted to do it was there weren't many women," recalls Rudner. "I'd been on Broadway for 11 years doing dancing and singing and acting. I was in *Annie* on Broadway. I was 27 and I said, 'Well this isn't getting any easier. Let's try a field that's not so crowded.' So I started trying to do it."

She bet the odds (and on herself) and it paid off. Big time.

HBO specials, 10 television specials, Carnegie Hall, sold out shows and then she earned the jackpot — a longstanding residency in Las Vegas, where she received numerous accolades over the years, selling more than 2 million tickets and racking in a gross of over $100 million to become the longest running solo female comedy show in the history of Las Vegas.

Despite her fame and success, Rudner is remarkably down to earth. She loves her house and says she "really enjoys walking my dog" or "sitting on the bed with my dog." She likes to play tennis. She's taken up cooking. She swims every day. And like most parents, the empty nest syndrome is real for her.

"Every stage is good. I'm glad I stopped being one of the bedraggled parents holding the heavy things — all the parents are pushing and holding and all the kids are going, 'Hurry up!'"

These days Rudner seems to be enjoying life, both at home and on the road, post-Vegas.

"I had two contracts. I had one contract that got cancelled and they gave me another contract and that got cancelled during the second year of the pandemic, and during that time I just realized I didn't want to work like that anymore. We didn't sell our house in Vegas till this past January and we moved permanently to California (near Laguna Beach), and I'm just having lot of fun — I'm doing one-nighters," says Rudner, who is celebrating 35 years of marriage to Martin Bergman, an Englishman with a sketch comedy and television background from Cambridge University, with whom she frequently collaborates, writing plays and films.

The author of five books, Rudner says she began writing her memoir during the pandemic after she "grew tired of doing crossword puzzles." She started where she always starts with her material — from the truth, writing about her family and "lots of things that have happened to me that nobody knows about." Like the fact that 13 years ago, during her Las Vegas residency, she was diagnosed with stage 3 uterine cancer.

"That was a tough time and that's all in the book," recalls Rudner. "That was tricky because I didn't want to say anything because it's very hard to laugh at somebody who says, 'A funny thing happened to me on the way to chemotherapy" — so I kept that quiet and I had some female advocates who were the talent booker and the head of the casino and everybody just kind of rallied with me, and when I wasn't feeling well I didn't have to do my show and I ended up doing three shows a week instead of six for a while, but nobody really noticed, and I wore a wig and I got through it."

Comedy is hard and making people laugh when you are going through something so serious certainly has its challenges.

"There were nights when I just wanted to run off stage, I was so sick. I said to my doctor, 'Should I just stop doing shows?' and he said, 'That's what's going to get you through it — you are going to have to do things.'"

Rudner is doing things. She loves to shop. She and her husband "like playing golf and complaining why we are so bad at golf." And yes, she is doing a lot of gigs across the country at her own pace.

What's it like being on the road again and touring?

"Oh it's so much fun," says Rudner. "What's great about being a performer that's kind of well known is people come to see you and they know what they're coming to see, and they respond accordingly. The hardest shows for me to do are when I do either charity shows or corporations — because those are people who come for different reasons, so those are a bit tricky."

She's looking forward to the Labor Day show at WHBPAC, where she has performed in the past.

"I love it," says Rudner, adding, "It's a New York audience, what could be bad?"

Well, one thing about her visit to the Hamptons is a little disappointing, confesses Rudner.

"I'm a little upset because my favorite store was Calypso and it closed, Calypso went out of business. Anything I like goes out of business — I bought a really nice skirt there," she says, wistfully.

(When Rudner sees how Westhampton Beach has been transformed with new shops and restaurants, we think she will be pleasantly surprised.)

Whether shopping or slaying an audience, Rudner has her game face on.

"Everybody is so ready to be entertained," she says. "Everybody has been cooped up ... we are in the sweet spot now right between COVID and monkeypox, so we've got to go out there — we've got to laugh."

Rita Rudner will be performing at the Westhampton Beach Performing Arts Center on September 4 at 8 p.m. For more info and tickets, visit whbpac.org. Her autobiography My Life in Dog Years *comes out this month. For more information, visit ritarudner.com.*



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ARTS & ENTERTAINMENT

Former East End Resident's Play More Than a Brush With Genius

BY CLAUDE SOLNIK



"STROKES OF GENIUS" BRINGS TO STAGE THE LIVES OF LEADING ABSTRACT EXPRESSIONISTS' WIVES

Back in the 1950s when Abstract Expressionism was blooming on the East End and beginning to boom around the world, Lee Krasner, Elaine de Kooning and Helen Frankenthaler were among the more prominent women in the movement.

Two were also married to among the "most" prominent, and one dated a critic key to the movement. A new play by a former East Hampton resident lets the three women speak again and shine, as we hear their voices and get a look into their lives.

Krasner was a painter and was married to Jackson Pollock, whose career she helped advance. Along with being a painter, de Kooning was married to Willem de Kooning. Frankenthaler dated critic Clement Greenberg, who embraced the movement.

Prasad Paul Duffy, a playwright, director and former East Hampton resident, has written *Strokes of Genius* focusing on the three women, their work, worries, wishes and balancing act in a movement and art world then dominated by males.

Strokes of Genius, which he is also directing, is set in Greenwich Village and Springs, and is debuting at Theater for the New City's Dream Up Festival September 13–18 in the East Village.

Susan Hochtman plays Krasner, Olivia Jampol plays Frankenthaler and Corinne Britti plays Elaine de Kooning.

"Originally, I wrote it as a six-character play with the three women and their three famous male partners," Duffy said. "Last year, I decided to abstract it and I cut the men from the play. I opened it up to tell the story exclusively through the women's point of view."

That doesn't mean the male artists have been excluded; but the play is about three female (not exactly "hidden") figures finding their voices and identity, and helping create a movement.

"The men are part of it. They talk to them offstage. They talk about them," Duffy continued. "They were heavily influenced by them and were in love with them."

Duffy is directing the show, the latest effort in a career spanning writing and direction. He has directed various plays such as *Bullpen* by Dennis Watlington starring Giancarlo Esposito and Wendell Pierce (of *The Wire*), and *When the Chickens Come Home to Roost*, Laurence Holder's play about Malcolm X.

"It's really about these women empowering themselves to pursue their dream, never giving up until they were recognized with retrospectives before and after their death," he said.

The play mixes the women's words with the playwright's, creating a kind of collage of conversations that follow their own trajectory in a plot that tells the tale of a time and of their lives.

"I culled from interviews and random quotes and I finessed them into scenes, imagining the dialogue between these women when they were hanging out," Duffy said. "They tell their stories through monologues, their exact words. That's where I was writing it as an Abstract Expressionist playwright. I abstracted their words into a funny, emotional play about these three maverick women artists."

Duffy sees the East End, also a character along with Greenwich Village, as providing the peace and quiet that let these artists' minds run wild.

"You could say that being in the Hamptons inspired their work," Duffy said. "They needed to get out of the claustrophobic intensity of New York City."

The Pollocks and the de Koonings, Duffy said, are "part of the Hamptons history and Greenwich Village history," noting Frankenthaler often visited the Pollocks. The play, while covering a wider span, is framed around the Ninth Street Art Show.

"The downtown artists shifted the focus from Paris to New York," Duffy said of the art show where Elaine de Kooning was a key organizer. "Modern art wouldn't have happened the way it did if that show hadn't happened."

Duffy, whose research included biographies and interviews, believes Krasner, for instance, was crucial in advancing her husband's painting career.

"She helped make him a household name. He was on the cover of *Life* magazine," he said. "He helped launch the Abstract Expressionist movement. She as a woman was struggling for her work to be recognized alongside the men."

Krasner, he said, is more conservative, while Elaine de Kooning "is more progressive or flamboyant with her sexuality."

"They are frenemies, because their husbands are rivals/colleagues, being the two top Abstract Expresssionists of their day," he said.

The dialogue at one point crystalizes the paradox of trying to advance their painting career and those of their spouse.

"You know what they say, 'Behind every great man is a greater woman,'" Lee Krasner says in the play.

"Yeah, that's because we have to help hold them up, because they're too drunk to stand," Elaine de Kooning replies.

The play tells a story of artists and a particular time. "At the end of the play, the three women realize they have more in common than differences," Duffy said.

East Enders interested in this subject can visit the Pollock-Krasner House and Study Center, a national historic landmark, in East Hampton. But the play shows these three artists, alive again in part in their words, navigating the art world and life.

"It's really about these women empowering themselves to pursue their dream, never giving up until they were recognized with retrospectives before and after their death," Duffy said. "Their work is worth millions."

Strokes of Genius, *written and directed by former Hamptons resident Prasad Paul Duffy, part of Dream Up Festival, Theater For The New City, 155 1st Avenue, New York; Tuesday, September 13 at 9 p.m., Wednesday, September 14 at 6:30 p.m., Thursday, September 15 at 6:30 p.m., Saturday, September 17 at 2 p.m. and Sunday, September 18 at 8 p.m. Tickets $18 at dreamupfestival.org.*

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Discovering more about Barcelona

Barcelona is where we celebrated **Jonah** and **Morgan's** bar and bat mitzvahs. We stayed at **Casagrand Luxury Suites** — a perfect, centrally located hotel to accommodate a family — and on our last day there, my nephew **Danny Adler**, who owns the travel company **Adler & Marlow**, arranged for us to walk through the historic city and visit a food market before heading to a unique lunch at **Canela Fina**.

At the market, we were all delighted by the smells and visuals of the fresh food stands filled with fruits, vegetables, meats and fish laid out in an artful manner.

From the food market, we walked through Barcelona's narrow, old-world streets into an ancient building for a unique experience.

Canela Fina is a reservation-only space reserved for guests to cook their own meal and then enjoy eating it. I'm not a big "working for my dinner" fan, but this turned out to be great fun.

Our "tutor food guides" had prepared the ingredients for our lunch and we all put on aprons and got to work at two large prep tables.

I loved seeing little 7-year-old **Sloane** for the first time using a scraper to peel the cucumbers for the salad and my big girls **Addy** and **Morgan** preparing the ingredients for chicken potato croquettes by peeling potatoes and chopping onions. My job was taking off the burnt covers of the eggplants and tomatoes. A lot of work and nobody ended up eating it! Oh well!

My daughter **Elizabeth's** responsibility was skinning, cutting up and cooking the sausages and placing each on a slice of crusty bread with a toothpick to hold each in place.

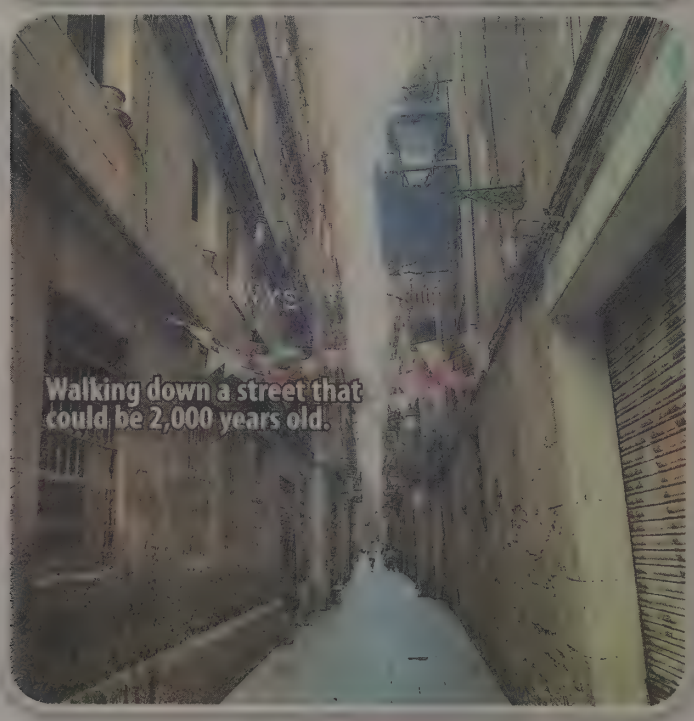

Addy and Hudson in front of Casagrand Luxury Suites in Barcelona.

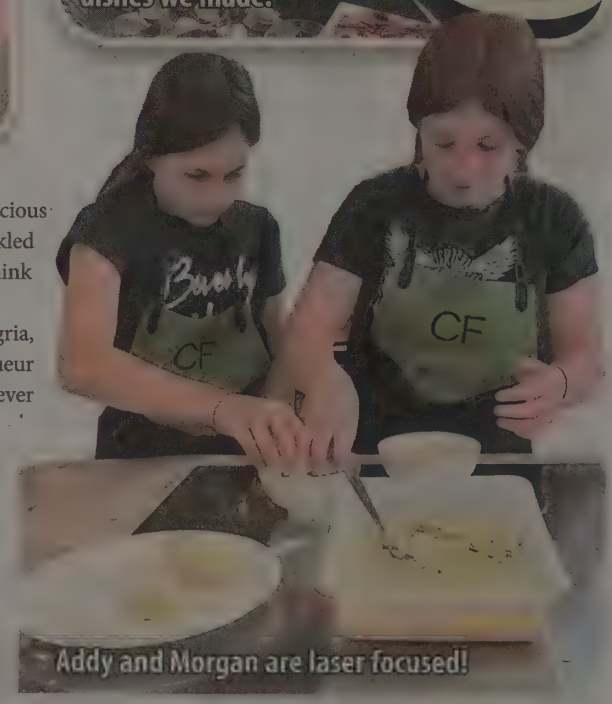

Hudson asked the chef questions before our meal preparation.


Blake hard at work.


We delighted in the dishes we made.


The food market was a feast for the eyes and senses.


Walking down a street that could be 2,000 years old.


Addy and Morgan are laser focused!

I also had the fun of squishing ripe, luscious tomatoes over crusty, toasted bread sprinkled with olive oil and garlic. It was so good, I think I had four pieces!

Finally, we made delicious, ice-cold sangria, cutting the fruits and mixing in orange liqueur with the wine. It was the best sangria I ever drank!

Tomatoes are in season, so we also made gazpacho, a cold soup, that was my late husband **Stu's** favorite dish to prepare in the summer.

Jonah made crème brûlée and we each applauded his delectable dessert.

Maybe the best part of the meal is that no one looked at their phones or tablets!

What a way to share a meal!

After lunch, we wandered through the narrow cobblestone streets to shop in open plazas and eat gelato, which became a daily tradition.

The experiences in Barcelona are now embedded in our memories!

*We continued our journey to **Costa Brava** before ending with a visit to **Madrid**. Tune in to next week's column to read all about it and visit **QNS.com** or **danspapers.com** to see more photos!*

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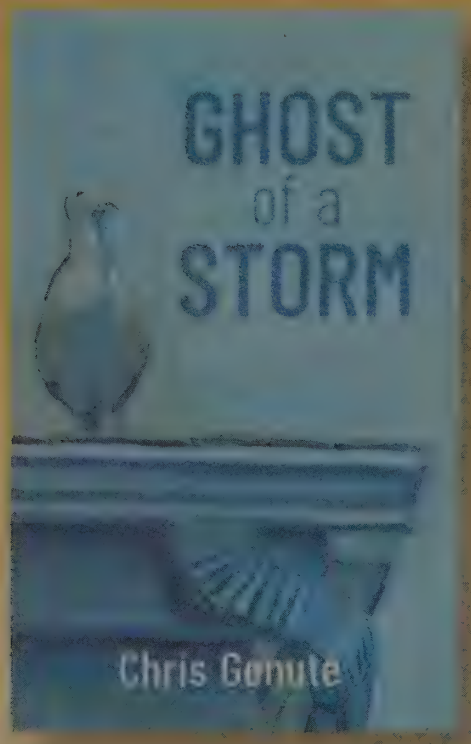
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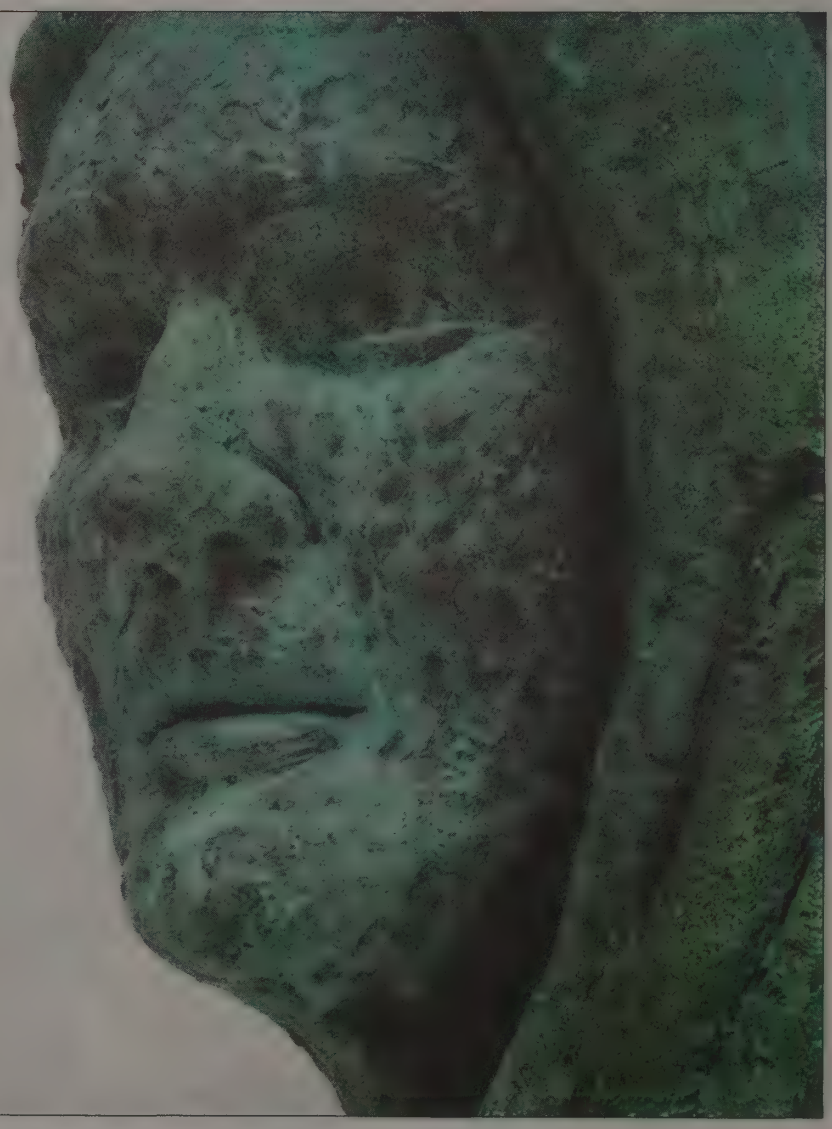
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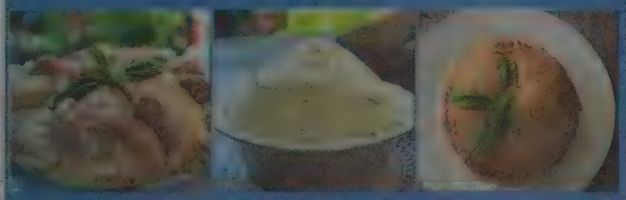
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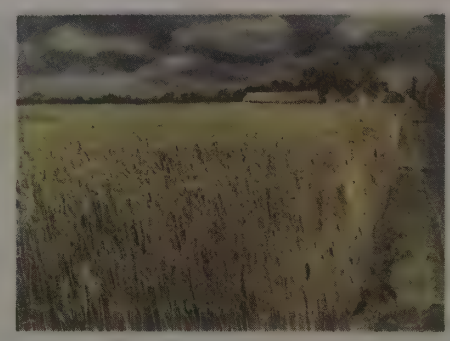


Harold Lehman, *Self-Portrait*, 1933
Oil on canvas. 32 1/2 x 38 1/2 in.
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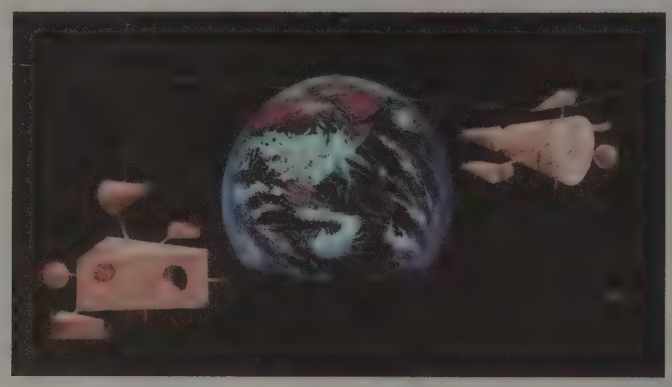

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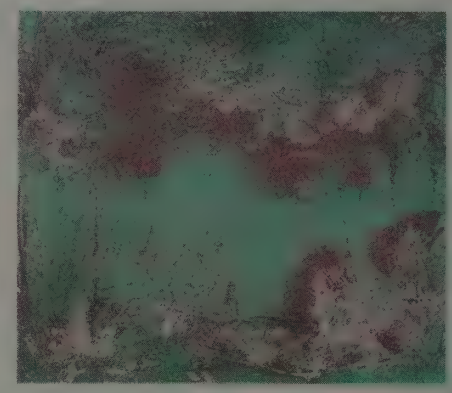

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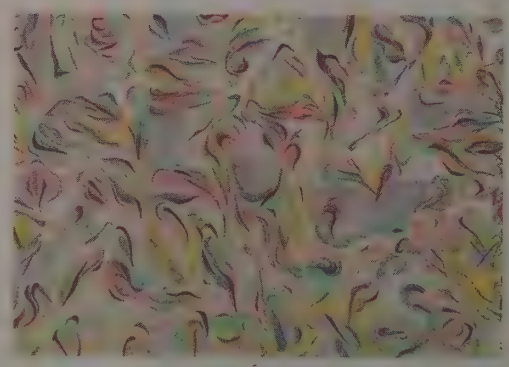
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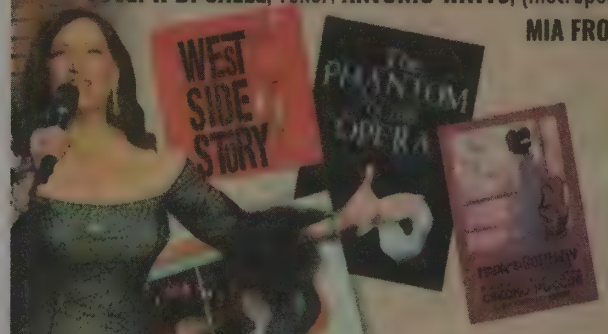
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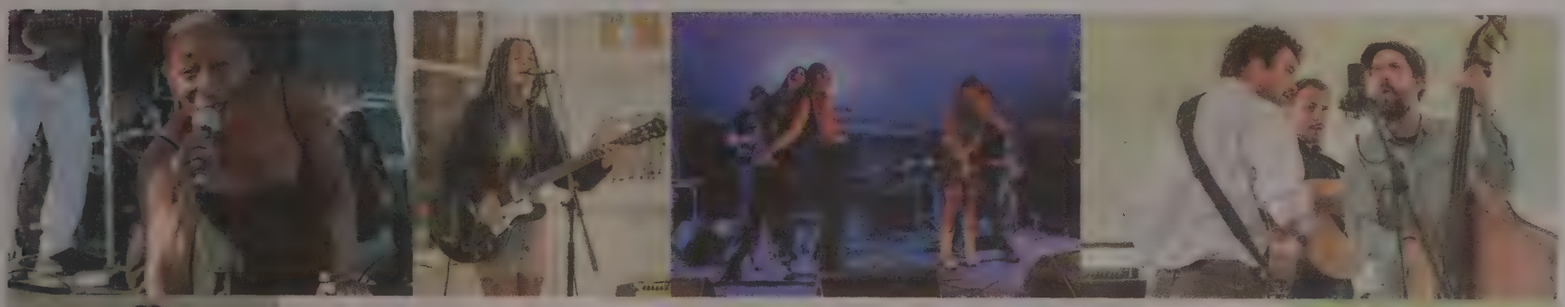
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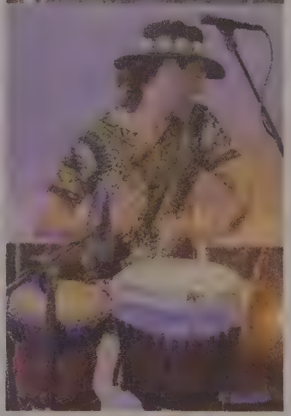
Sat. 9/24

10am-8pm
@ Sag Harbor Village
Hopefully Forgiven, Mambo Loco, The Resilient, Inda Eaton, Sara Hartman, Nancy Atlas, Winston Irie, Jake Lear, Points East and many more!

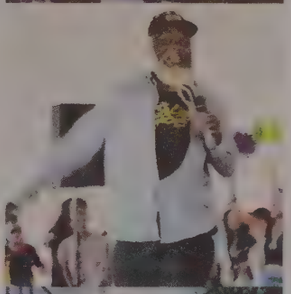
Sun. 9/25

11am-7pm
@ Sag Harbor Village
Caroline Doctorow, HooDoo Loungers, The Montauk Project, Gene Casey, Foster Europe Band, Joe Delia, Dan Bailey Tribe and many more!













Rain or Shine! Schedule subject to change.
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WHAT TO DO. WHERE TO GO. WHERE TO EAT.

OUT & ABOUT IN THE HAMPTONS



BE SERENADED BY CRISTINA FONTANELLI IN SOUTHAMPTON THIS WEEKEND.

CURATED BY REBEKAH YAHOVES

DAN'S PAPERS EVENTS

DAN'S POWER WOMEN OF THE EAST END

THURSDAY, SEPTEMBER 8, 6 P.M.

Power Women of the East End honors those fearless females who make the East End the thriving and vibrant place it is to work, live and do business. When women support women, amazing things happen. All 100% of the evening's raffle proceeds will go to support NY Cancer Foundation.

111 St. Andrews Road, Southampton. SchnepsMedia.com/events/power-women-of-the-east-end

LIVE SHOWS

SUMMERFEST

THURSDAY, SEPTEMBER 1, 6 P.M.-2 A.M.

Southampton Arts Center hosts a magical evening on its iconic grounds, honoring Helena and Rob Vahradian with the 2022 Champions of the Arts Award. At 10 p.m., join hosts Alexander Hankin, Danielle Naftali, Makenzie Moon Phelan and Andrew Warren for the inaugural SummerFest After Dark.

25 Jobs Lane, Southampton. 631-283-0967, southamptonartscenter.com

SHINNECOCK POWWOW

FRIDAY-MONDAY, SEPTEMBER 9-12

The Shinnecock Powwow is one of the largest Native American gatherings on the East Coast and shines the spotlight on Indigenous dance, jewelry, regalia and culture. Grounds open at 3 p.m. on Friday, 10 a.m. other days. The must-see Grand Entry takes place at 12:30 p.m. and/or 7 p.m. on each day.

1 West Church Street, Southampton. shinnecockindianpowwow.com

THE MOTOWN BAND AT WHBPAC

SATURDAY, SEPTEMBER 3, 8-11 P.M.

Don't miss your favorite hits, including "Heat Wave" and "Ain't Too Proud to Beg," as they are performed on the Westhampton Beach Performing Arts Center stage. Tickets begin at $41.

76 Main Street, Westhampton Beach. 631-288-1500, whbpac.org

HAMPTONS EVENTS

OPERA AL FRESCO WITH EVE QUELER

SUNDAY, SEPTEMBER 4, 5-7 P.M.

Enjoy an elegant night in the garden at LongHouse Reserve, where you'll hear musical works under the direction of the artistic director Emerita of the Opera Orchestra of New York. The concert will be underwritten by John Githens.

133 Hands Creek Road, East Hampton. 631-329-3568, longhouse.org

OPERA & BROADWAY OF THE HAMPTONS: A SOUTHAMPTON SALUTE TO SUMMER

SUNDAY, SEPTEMBER 4, 5-7:30 P.M.

Don't miss this annual fundraiser featuring arias and duets starring and hosted by award-winning singer Cristina Fontanelli at the Basilica Parish of the Sacred Hearts of Jesus and Mary, a venue within walking distance of all of your favorite shops and restaurants. Tickets are $25–$65.

158 Hill Street, Southampton. eventbrite.com/e/opera-broadway-of-hamptons-a-southampton-salute-to-summer-tickets-392615372147

SUNDAY JAZZ AT SOUTHAMPTON PUBLICK HOUSE

SUNDAY, SEPTEMBER 4, 7-9 P.M.

Join Certain Moves Trio, known for their smooth jazz sounds, at the Southampton Publick House. While you're there, enjoy some bites, wines, brews or signature cocktails.

62 Jobs Lane, Southampton. 631-283-2800, publick.com



GETTY IMAGES

DON'T MISS YOUR CHANCE TO SPOT A WHALE OR OTHER SEA CREATURE THIS SUMMER.

VOLUME X / ISSUE 9 / SEPTEMBER 2022

BEHIND THE HEDGES

HAMPTONS REAL ESTATE & LIFESTYLE...STEP INSIDE



ANN CIARDULLO AND KEITH GREEN
BROKERS WHO DO WHATEVER IT TAKES

BUYING FROM FLOOR PLANS
NEW PROJECT BOASTS CUSTOM BUILDS

FROM THE ORIENT TO ORIENT LINENS
TWO LIFETIMES IN TEXTILES

COUNTRY POINTE ESTATES

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†Artist Rendering



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WESTHAMPTON





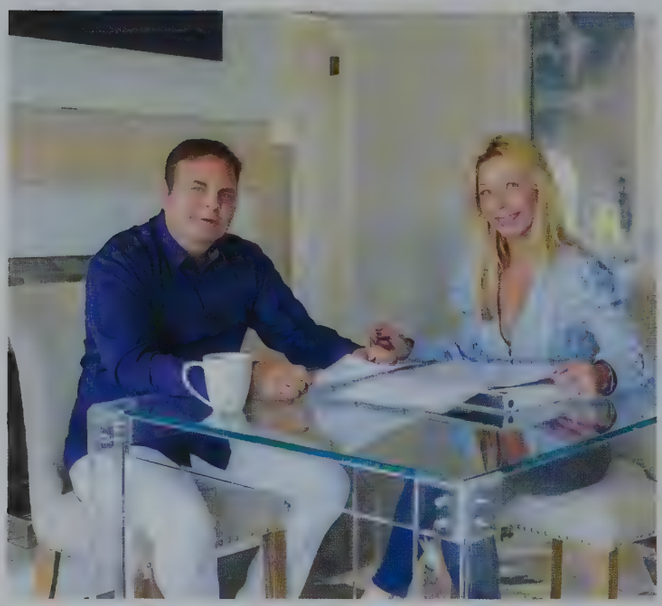








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Frank and Dawn Bodenchak are involved in over 30 deals per year, making them one of the most active teams in all the Hamptons.

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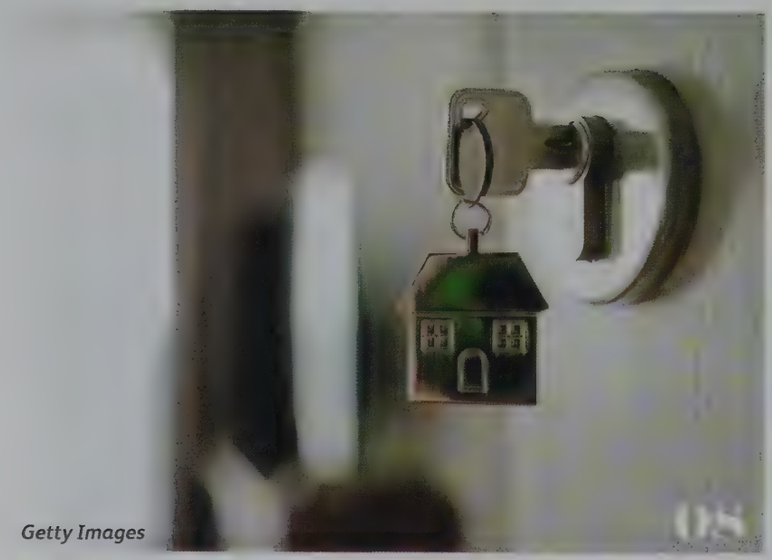
Designer's 9-10 Bedroom New Construction, Near Ocean with Tennis

9-10 BEDROOMS | 11.5 BATHS | OFFERED EXCLUSIVELY $21,750,000 | 342TOWNLINEROAD.COM

This estate-sized new construction offers what almost none other on the market can. This offering is being constructed in a prime Sagaponack field setting, where one can walk to the ocean 0.5± miles away, yet still enjoy the quiet and privacy of a property inset 450' on a flag lot. The South-facing property spans nearly 2± acres and is especially deep, creating the ultimate setting.

The home is modern, yet deferential to Sagaponack's transitional architecture and farm influences. It features a 65' designer pool, North-South Tennis, a pool house and various terraces for entertaining. The design offers nearly every amenity, while respectful of scale and graceful architecture.

Call for an appointment to review the plan for this special offering, one which could not be replicated. Late Summer, 2023 completion.



Getty Images









Contents

HAMPTONS REAL ESTATE & LIFESTYLE...STEP INSIDE

08 **ADVICE FOR TODAY'S MARKET**
Heading into fall, we asked the Real Estate Roundtable if buyers need to adjust their purchase goals given the market climate, or do sellers need to get more realistic about pricing?

16 **COVER STORY**
Ann Ciardullo and Keith Green of Sotheby's International Realty discuss balancing life in the Hamptons — from doing whatever it takes for their clients, to giving back to their community — while still making time for family.

20 **MASTER CRAFTSMAN**
Janet Markarian created Orient Linen Co. more than 20 years ago and now her daughter, Abigail Collier, is taking the linen and cotton products to the next level.

27 **BEAUTY AT THE SHOW GROUNDS**
Keeping the 65 acres at the Hampton Classic Horse Show in Bridgehampton looking blue-ribbon ready is a year-long job.

33 **BUYING FROM FLOORPLANS**
The benefits and value of buying a home in the pre-construction. Beechwood Homes, which has two projects in Westhampton Beach, has a proven record of success with this model.

VOLUME X / ISSUE 9 / SEPTEMBER 2022

BEHIND THE HEDGES

HAMPTONS REAL ESTATE & LIFESTYLE...STEP INSIDE

On the cover: Ann Ciardullo and Keith Green head out to a fundraiser for Bay Street Theater in their classic Mercedes convertible, which Green has owned for 50 years. *Credit: Linsey Kromer*

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Contents

HAMPTONS REAL ESTATE & LIFESTYLE...STEP INSIDE

47 SHELTER ISLAND'S NEW EATERY
Valerie Mnuchin has transformed an old bank building into a stylish new restaurant, Léon 1909, reminiscent of a French seaside eatery with a Provençal-style menu.

51 HAMPTONS PODCAST EXPLORES HISTORY
On episodes of *Our Hamptons*, two friends delve into history and the Hamptons' deep-rooted sense of place in the face of development. Provençal-style menu.

54 ARTISTS' RETREAT FOR SALE
For the first time in a century, the historic home that once belonged to the Abstract Expressionist artist Nicolas Carone is on the market.

58 HAMPTONS SALES
The ultra-high-end of the real estate market has been on fire this summer. As the fall selling season begins, we take a look at a few other price points.

VOLUME X / ISSUE 9 / SEPTEMBER 2022

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REAL ESTATE ROUNDTABLE

Sage Advice for Today's Market

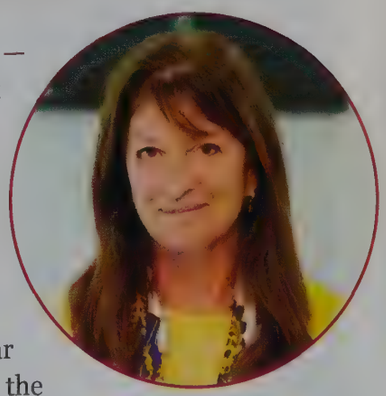
As Labor Day approaches, summer in the Hamptons draws to a close, but that also means the selling season typically heats up again. It has been a difficult few months with inflation rising, and subsequently interest rates as well. There is a definite real estate market slowdown from the frenzy of the COVID-19 pandemic. Prices have remained at all-time highs, but the number of days that listings are on the market has grown. As we head into the fall selling season, we asked some of the top agents in the Hamptons and North Fork what advice they have for buyers in today's market. Do buyers need to adjust their purchase goals? Or do sellers need to get more realistic about pricing?

Adrianna Nava
COMPASS



Buyers should not be scared to act when they find the property that meets their needs and, especially, wants. Inventory, though increasing, remains low relative to a stable marketplace and it could be a while before something just like that one you wanted is available for sale. Sellers who have timing goals should set realistic pricing based on recently sold comparable properties. The Hamptons is a unique real estate market because there is often a value placed on the enjoyment of the property and this is a subjective value. The best strategy for buyers and sellers in a transitioning marketplace is to listen to the feedback and be willing to compromise with the other party when necessary.

Judi Desiderio
TOWN & COUNTRY REAL ESTATE



Due to many circumstances — many of which you highlight — the Hamptons real estate markets took a well-deserved summer vacation. After the two-plus years of frenetic pace due to the pandemic, sales trends seem to have fallen back into a familiar rhythm. July historically is the second slowest month — second only to January — but come the second week of August, open houses see better attendance and sales appointments are being followed by offers to purchase. The sheer volume of transactions fueled by the pandemic is behind us, yet the significantly low inventory in many markets is helping to stabilize prices. Buyers and sellers are both feeling the transition from a powerful sellers' market to a more balanced market. Sellers: It's important to keep apprised of post-COVID deals when pricing. You still need to make your home as attractive as possible to maximize your return — most buyers wish to walk in with their toothbrush — so making it buyer-ready is optimum. Buyers: More inventory does ordinarily hit our markets this time of year, but beware. . . you're not the only buyer at the table. Unless of course, you are looking at homes at $100 million. Remember: The only thing constant is change!

Sara Goldfarb
OFFICIAL HAMPTONS



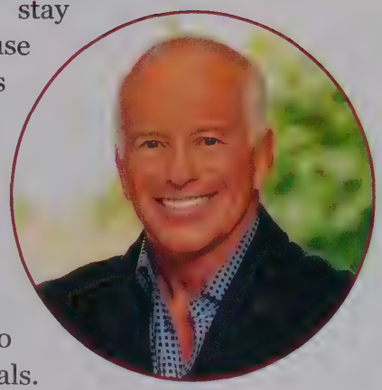
Don't be discouraged by negotiations and time-to-contract taking longer than expected — many sellers are having to reset their expectations in terms of where the market is now versus where it was even just four to five months ago. What used to be two to three days to contract is now two to three weeks, sometimes longer. Your agent, alongside the seller's agent, should be able to navigate these discussions based on market data — which is readily available for everyone to see. But, don't sit on the sidelines waiting for prices to drop significantly — we're moving towards a new norm but that doesn't mean 2018/19 prices at all. Furthermore, demand still has not caught up with supply, so we're still seeing multiple bid scenarios. Make the offer — or someone else will.

Eve J. Combemale
SOTHEBY'S INTERNATIONAL REALTY



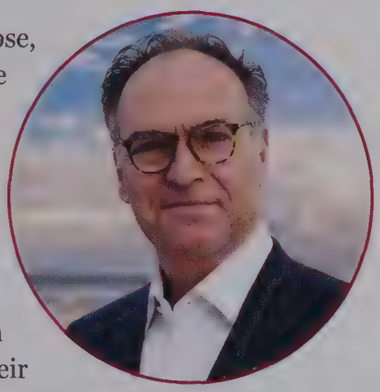
Buyers reading national news and anticipating dramatic price drops might need to adjust their expectations. While inventory is ticking up slowly, demand is still outpacing supply. Bidding war activity has scaled back, but we are still seeing competition for prime properties in top-notch locations. Buyers remember: if you do fall in love with a property that has just come on the market, chances are someone else will feel the same way, so be ready to move quickly. That means having finances in order and being educated about the market. See everything you can so you understand value and can feel confident about pulling the trigger when the right one shows up. All-cash is always best, but if you're planning to finance, consider putting down a larger cash deposit and definitely have a pre-approval ready. Try to make a clean offer with no contingencies and be flexible with closing dates and terms to attract the seller towards your deal. I would caution sellers against the aspirational pricing that might have worked during the COVID frenzy. Most buyers are eager but are no longer willing to overpay.

Gary DePersia
THE CORCORAN GROUP



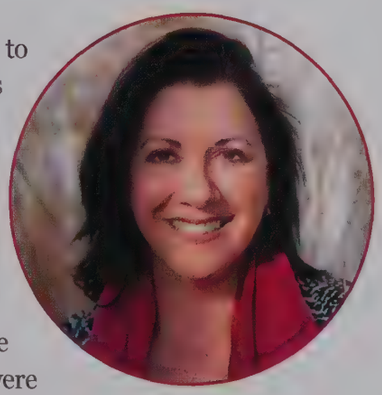
My advice to buyers: stay optimistic. There is a house for you in the Hamptons whether it is already built or in construction. Find a broker you like to guide you through the process. Keep an open mind about what you will look at. Buyers absolutely do not need to adjust their purchase goals. It is still a market where demand exceeds supply. The idea of trying to "steal" a property is probably unrealistic. Be diligent in your search. Let your broker know everything you see online to get their opinion. View a variety of options in person — you may find such homes exceed your expectations from what you see online. Sellers should study the actual inventory that sold recently and take a pricing cue from that. Give real thought about what it would take for you to accept an offer. If your price is light-years away from that figure, perhaps adjust your expectations. If you are not getting showings or offers, you probably overshot the mark. The market is very efficient. It will guide you to the right price if you pay attention and have the right broker.

Timothy O'Connor
BROWN HARRIS STEVENS



As summer comes to a close, everyone is hoping more inventory will come to market; supply is one major challenge we have faced over the last few months. For buyers, I recommend they be prepared to move quickly when a property comes on the market and to have all their finances in order while also having started a conversation with a local attorney. I also recommend buyers present all-cash offers with no financial contingencies when possible, keeping in mind that they can always finance at the closing. For sellers, I strongly recommend bringing a property to market which is priced to sell, and not some inflated figure. Most buyers are well-educated on pricing, comps and if the house was recently purchased during the pandemic. A buyer is not going to pay a premium in this market and my goal is to educate a seller so their property moves quickly during the sales process.

Constance Porto
DOUGLAS ELLIMAN



With the market frenzy due to COVID behind us, there is definitely a different climate in real estate. Although we have a lot more inventory than we did during that time, we are still under availability. In a normal market, we would see almost 300 homes on the market. During COVID, we were in the 20s. Now we are a little above 60 homes on the market in Hampton Bays. We still have a lot of activity with buyers. I think this is because they are trying to get in before rates go even higher. We do see price adjustments in the market but not extreme ones. I feel that sellers should consider offers when they come in lower than list price. We are not getting a high volume of over-ask offers since interest rates have gone up. I also feel buyers should seriously consider purchasing now rather than later because interest rate increases will likely be much greater than any decrease in home prices in the Hamptons.

EXCEPTIONAL PROPERTIES



THE SPIRIT OF THE SOUTHAMPTON

A rare opportunity exists in "The spirit of the Southampton" La Dune highly regarded as one of the most iconic oceanfront estates in all of the Hamptons, and offers two residences on over four pristine stately hedged acres, with over 400 ft of bulkhead beach front. Inspired by Stanford White, the compound offers two gunite pools, sunken all weather tennis court, custom altos movie theatre, billiard room, fitness rooms, palatial grounds with court yards, private gardens and patio and decks surrounding almost all entry point.
WebID 2455771 $150,000,000

GEOFF GIFKINS 516-429-6927
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SENSATIONAL SWAN CROSSING ESTATE

The iconic 359 Meadow Lane, is located on one of the most exclusive stretches of land in the world. Situated on beautiful Halsey Neck Pond and steps from the Atlantic Ocean. It sits on over 700 feet of direct water frontage with expansive lawns and protected views in all directions. This sprawling 5.6-acre estate is complete with a har-tru clay tennis court, a large pool and spa, a poolhouse. Currently measuring 6,200 sq ft of interior space, the contemporary home provides floor to ceiling windows which highlight breathtaking water views from virtually every room. Most impressive are the numerous outdoor terraces throughout the home, as well as the 5 gracious bedrooms, 5.5 bathrooms.
WebID 2441508 $ 29,500,000

JAMES GIUGLIANO 631-456-3567
jamesg@nestseekers.com



RESORT-LIKE ESCAPE WITH CONVERTIBLE POOL

This masterfully crafted shingle-style newly constructed Mansion with modern interior design is the ideal place for summer as well as year-round entertaining on its three well laid out floors. 8 bedrooms and 12 bathrooms. With its luxury resort-like year-round massive two full lap lanes 65' x 29' Pool, the largest indoor/outdoor of its kind in the Hamptons, as well as an oversized 12' x 12' ten+ person infinity-edge hot spa, steam room and sauna. WebID 2449339 $15,950,000

JAMES GIUGLIANO 631-456-3567 jamesg@nestseekers.com



SOUTHAMPTON NEW CONSTRUCTION

Brand new construction South of the Highway in Southampton. Perfectly located just off of Flying Point Road this home boasts 8 bedrooms 8.5 bathrooms open concept floor plan with an amazing gourmet chef's kitchen with custom design and home theatre situated on +/- one acre. The 20 x 40 ft inground gunite pool leads to an amazing pool house overlooking farm views. Convenient location close to ocean beaches, restaurants, and Southampton Village shops! WebID 2417312 $15,995,000

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EAGLE'S POINT
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Once in a generation, an extraordinary property in the most coveted location comes to market. Set on the highest point in Water Mill, Eagles Point represents a rare opportunity to acquire a modern masterpiece designed by the iconic builder, Roman James. Set on the highest point in Water Mill, Eagles Point represents a rare opportunity to acquire a modern masterpiece designed by the iconic builder, Roman James. Encompassing 7 park-like acres on the 50-yard line of the famed Atlantic Golf Course, unrivaled elevation delivers a bird's eye view of the Hamptons. Inside you will find every conceivable luxury set amid jaw-dropping architecture. Six spacious bedrooms, 10 bathrooms, a wine cellar, fitness center, a handbag showroom ideal for your Birkin and Kelly bags, a bowling alley, a world-class spa, steam, sauna and massage room, and a 12-seat Dolby Atmos Theater. WebID 2412207 $50,000,000

SHAWN ELLIOTT 516-695-6349 shawnelliott@nestseekers.com

J.B. ANDREASSI 631-875-6323 jbandreassi@nestseekers.com



MAGNIFICENT ARCHITECTURAL HAMPTONS ESTATE

Magnificent shingle style architectural Hamptons estate ideally located a short walk from the beach and in the heart of the Southampton Village Estate Section's prestigious Olde Towne community. This spectacular mansion boasts 9 bedrooms, [illegible] powder rooms, and 15000 ft of luxurious living space. Inside, the 24' entry foyer is jaw-dropping and sets the tone for a privileged living experience with grand scale and elegance at every turn. Finely crafted millwork, white oak hardwood floors, and rare and beautiful stones illustrate affluence and sophistication. Outdoors, the park-like grounds give way to a professional tennis [illegible] pool house with a full bath and laundry room is perfect for long visits. Smart home technology and a state-of-the-art security system add to the long list of carefully curated amenities found in this extraordinary home.

WebID 2420567 $29,995,000

SHAWN ELLIOTT 516-695-6349 shawnelliott@nestseekers.com



GRAND ESTATE SAGAPONACK VILLAGE

Almost complete, this stunning home will have it all. Sited on over 2 fully cleared acres with 8500 sq ft [illegible] and all weather tennis. Every designer detail and modern finishes with exceptional quality, [illegible] you would expect in a SHOU built home. 8 bedrooms with bath lower and second floor [illegible] large open spaces with fully finished lower level with Media room, Gym, and recreation spaces. Still time to customize. WebID 1070783 $6,495,000

GEOFF GIFKINS 516-429-6927 geoffg@nestseekers.com



NEW CONSTRUCTION SOUTHAMPTON VILLAGE

New custom home by South Fork Custom Home Development. This beautifully designed home in Southampton Village will have 5 bed, 6 bath and heated gunite pool. Please contact me for more information.

WebID 2215333 $5,250,000

J.B. ANDREASSI 631-875-6323 jbandreassi@nestseekers.com

JASON BARNETT 631-974-4012 JasonBa@nestseekers.com

EXCEPTIONAL PROPERTIES



BRIDGEHAMPTON SOUTH TRADITIONAL

This designer home sits on just over 1 Acre of beautiful landscaping, which simultaneously assists in added privacy. The upper level offers 6 ensuite bedrooms, and 2 private balconies ideal for watching the sun rise or set. With large windows and several pairs of French and sliding glass doors. The porch has a mini outdoor kitchen with a custom built-in grill, - overlooking the expansive backyard and heated gunite pool.
WebID 1626011 $10,995,000

PHILIP FATTA 516-316-6581
philipfa@nestseekers.com

PATRICK GIUGLIANO 631-312-7933
patrickgiugliano@nestseekers.com



SOUTHAMPTON BAY AND OCEAN VIEWS

5,372 sqft of impeccable design with 4 bedrooms and 4.5 bathrooms. This modernized new construction is perfectly positioned to display expansive ocean and bay views through floor-to-ceiling walls of glass, outdoor terraces, and a flawlessly positioned bayside pool. The main floor presents 12.5' ceilings, an entry foyer with a powder room and coat closet. Most importantly, the great room, family room, dining room, and kitchen all boast unmatched water views. The spacious great room leads to a exquisite terrace with a custom pool. Sizeable living room with a beautifully constructed fireplace and wet bar. Expected to be completed around Labor Day 2022. WebID 1898692 $16,495,000

JAMES GIUGLIANO 631-456-3567
jamesg@nestseekers.com



WATERMILL FARM VIEWS

This new construction designer is now almost complete. Over 7500 sq.ft on all three levels with 7 bedrooms 8.5 baths, expansive open living areas with formal dining and living rooms. Finished lower level with large gym with sauna and private terrace area, custom media room and large recreation room. Farm orchard views and beautifully landscaped private oasis with gunite pool with automatic cover. WebID 1852378 $5,500,000

DIMITRI SIMONOVIC 631-255-4692 Dimitri@nestseekers.com
GEOFF GIFKINS 516-429-6927 geoffg@nestseekers.com



NEW MODERN FARMHOUSE

Unique and sought-after modern Hampton Farmhouse with the highest attention to detail with modern design features. Over 6,500 sqft with 7 bedrooms and 6.5 baths. Large indoors the open light filled open living places all overlook the pool and large property. Lower level will have open recreation, gym and additional 2 bedrooms and bath. This designer masterpiece will be completed in the fall. WebID 1852377 $4,495,000

JAKE LAWRENCE SINACORI 516-512-3647 JSinacori@nestseekers.com
GEOFF GIFKINS 516-429-6927 geoffg@nestseekers.com

NestSeekers
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WATERMILL SOUTH NEW CONSTRUCTION FARM, BAY AND OCEAN VIEWS

Located far south of the highway in Watermill overlooking 44 acres of open farm with direct views of Mecox Bay and the Atlantic ocean, this modern masterpiece is situated on 1.5 acres of prime real estate that is rarely available anymore. The property is prominently resplendent with mature, lush landscaping. Built by luxury home builder, Breskin Development and their team of master craftsmen, the primary house will feature 11,000 square feet of decadence. A total of 9 bedrooms and 11 bathrooms on three levels with ocean views from nearly every room. The backyard features a 20x60 infinity edge pool and spa. There is a pool pavilion that has a fireplace and a full outdoor kitchen with a pergola and seating for 25. Enjoy a Wimbledon style grass tennis court. The lower level's amenities are a fully appointed gym and spa. Featuring a sauna, steam room and massage lounge. WebID 2012021 $27,500,000

MICHELLE BRESKIN 917-751-0620 michelleb@nestseekers.com





NEW WATERMILL MODERN RESIDENCE ENDLESS VIEWS

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Helping People Find Their Way in the Hamptons

story by ***Bernadette Starzee***



Ann Ciardullo and Keith Green, a top producing team at Sotheby's International Realty. ***Linsey Kromer***

A family with four dogs and two cats had a near-impossible request: They needed to be in a furnished Hamptons house within 30 days. The number of available properties in their price range that fit the bill could be counted on one hand. But real estate duo Ann Ciardullo and Keith Green found the buyers a Water Mill home, orchestrated the purchase and got them settled — all within the time limit.

Given the buyers' rushed decision, however, the agents were not surprised to get a call a few months later: the family just didn't love the property.

"We worked with them to figure out what their next move would be," Green says. "We asked them what they thought would truly elevate their lives in the Hamptons." It turned out that the buyers had fallen in love with boating and wanted to be closer to the marinas and, above all else, they felt isolated in Water Mill and had a fantasy of being able to walk places.

"We helped them put together a deal on one of the most exciting compounds either of us had ever seen, right in the heart of East Hampton," Green says. "Now, they're walking to restaurants, shopping, their personal trainer.....and loving life."

For Ciardullo and Green, therein lies the joy of their job. "We are not here to simply sell our clients a home," Ciardullo says. "We're here to help them find their way in the Hamptons."

Partners in life as well as in real estate, Ciardullo and Green are top-performing agents at Sotheby's International Realty. In recent years, as the Hamptons has transitioned to a four-season community, Ciardullo and Green have helped their clients make the most of the year-round opportunities here.

With people spending more time in their Hamptons homes, they are looking for one or two more rooms than in the past. Not just more square footage, but more rooms: offices, playrooms, media centers, even outdoor rooms like outdoor kitchens. "We tell everybody that if you're going to invest in creating a life in the Hamptons, go for it in every way you can," Ciardullo says.

Ciardullo and Green like to think that they literally do "whatever it takes" to help their clients. Recently, a resolutely independent woman with a 3-year-old daughter was looking for a home that would give her "every amenity imaginable to thrill her child not just now, but for many years to come," Green says. "We listened hard, we worked hard, and we made the decision that there wasn't a house on the market that satisfied her criteria."

The agents encouraged her to purchase a new construction that was about to be built, so she could put her mark on the property

as it came out of the ground. The space that was intended to be a formal dining room was reimagined as "the greatest playroom ever built." Ciardullo and Green encouraged their client to take what was supposed to be a first floor bedroom and repurpose the space as a library/retreat for herself, where she could work, think or meditate. "Ann and I are thrilled that she's now in her home, and the property fits her and her daughter like a glove," Green says.

A couple from Chicago came to Ciardullo and Green with an urgent need to invest quickly in a rental property to complete a 1031 exchange. "Not only did we help them find a terrific property, but Ann singlehandedly got them a quarter-million-dollar summer tenant before they had even closed on the property, thereby assuring it was a sound investment," Green says.

That success gave the clients the confidence to ask the agents to sell the home less than a year later, affording them the opportunity to invest in an even more exciting property. "We didn't just find them a new property, but a glorious East Hampton home that was to be built by premier builder Phil Kouffman, and designer Debra Geller," Green says, noting that he and Ciardullo were deeply involved in helping the clients plan both the interior and exterior of the new property, and that they plan to be at their side every step of the way as it is prepared for next spring's rental market. Ciardullo says, "We think it will be the single most exciting new property available for the 2023 rental market, with a magnificent spa, wine cellar, media room, pool house, outdoor kitchen and pickleball, the hot new thing."

Buyers aren't the only ones with challenges. A homeowner was recently looking to list a property, but Ciardullo and Green determined it needed landscaping to improve the first impression that prospective buyers would have. "It's often hard to ask someone who is about to sell a property to invest in improvements," Green says. "But the owners trusted us, and now the property looks amazing."

"What makes this property truly special is not only is it now beautifully landscaped, but it is the only property under $4 million that has tennis, a pool, sauna and more in all of East Hampton," Ciardullo says.

The expense of the Hamptons sometimes makes people question their decision to buy here, Green says. "But the fact is the Hamptons will always be the premier playground for the greatest city on Earth," Green says, adding that this has been the case for more than a century.



Keith Green looking over a client's exciting new construction, which will be the first Hamptons rental with pickleball, ready for the 2023 season.
Linsey Kromer



Ann often struggles to balance work and life priorities, but nothing comes between her and her beloved vegetable garden.
Linsey Kromer

In the couple's estimation, a big part of what makes the Hamptons so special is that while the rich and famous are here for sure, there has also always been room for artists; from painters and sculptors to writers and performing artists, who have made incredible contributions to the community.

Ciardullo and Green support and share their enthusiasm for venues such as The Church, an arts center created in a historic renovated church in Sag Harbor by the artists Eric Fischl and April Gornick, as well as Bay Street Theater and Guild Hall. They also ardently support local charities, especially the Ellen Hermanson Foundation, for which Ciardullo serves as vice president of the board. The couple's summer weekends are filled with fundraisers for local organizations.

Green and Ciardullo publish a monthly newsletter, which talks about their favorite restaurants, farm stands, beaches, concerts, charities and upcoming events. "We have gotten more positive feedback on our newsletter than anything we have ever done," Green says. "I think it's because we're making suggestions to help people make their lives in the Hamptons more rich, more full. That's really what we love doing."



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MASTER CRAFTSMAN

From The Orient to Orient Linens, Two Lifetimes in Textiles

story by Taylor K. Vecsey

Rosemary Verrecchio



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Head east on the North Fork to discover not only the quaint hamlet of Orient but also a small linen and home goods store, where the hum of a sewing machine can often be heard as the wooden screen door opens and shuts.

Like the Village Lane store and its hand-sewn tea towels and manufactured quilts, the area is all a throwback, one that the next generation is enthusiastically embracing.

"It looks very frozen in time," says Janet Markarian, who started Orient Linen Co. more than 20 years ago, joined recently by daughter Abigail Collier.



Janet Markarian, left, and Abigail Collier, the mother-daughter duo behind Orient Linen Co., in front of their shop on Village Lane.
Rosemary Verrecchio

For as long as Collier can remember, her mother had the store in a space attached to their house, which was a barber shop in the 19th century.

Though Collier picked up knitting and crocheting as a child and sold woven potholders outside the store, she took a very different career. She spent four years producing television news on the overnight shift at CBS News before covering domestic politics for The Recount, a digital news outlet.

After two years working remotely in Orient during the COVID-19 pandemic, she decided to quit her media job and join her mother's business.

"My eyes would just hurt so much from looking at screens all day," Collier says of her former career. During the pandemic, she fell in love with "the tactile experience of just putting down [the] screens and selling," she says.

"During the pandemic we didn't have much to do," she continues. "And so mom got out the Featherweight [sewing machine] and taught me how to sew, and I just sewed linen napkins for the shop. And then I sort of graduated to the Juki because it was faster," she says of the industrial sewing machine. "As soon as she taught me, I just couldn't stop."

Markarian has a long background in textiles, weaving and printing.

She majored in photography at the Rochester Institute of Technology in the 1970s, which led to studying photography at Penland School of Craft, in North Carolina, where she recalls she ended up spending the whole time in the weaving studio. She had always done needlework as a child, and she and her sister had made a lot of their own clothes growing up in Stony Brook, but being in a weaving studio seemed to ignite a passion.

She went on to get a master's degree in textile design and textile history, and received a Fulbright-Hays grant to study pre-Columbian, Andean textiles in Ecuador. She then taught weaving and textile history at The School of Art Institute of Chicago.

"I worked for quite a few years as a conservator at the Metropolitan Museum of Art, repairing and reweaving, and I did a lot of tapestry weaving and hands-on work," says Markarian. "I still love to sew. When I have nothing to do, I still sit down and sew. It's just relaxing."

In the late 1990s, her family, including a kindergarten-aged Abigail, moved from Brooklyn to China where her then-husband took a position in finance.

"I found myself as an expatriate wife in Hong Kong with nothing to do but play tennis — and I wasn't very good at that," Markarian remembers.

Around the same time, they purchased the house in Orient with the old barber shop attached to it. "So I suddenly had a store — I wasn't really looking for a store, but the house came with one," she said.

They were traveling a lot between Hong Kong and mainland China and at that time, she says it was much easier to produce handmade goods in mainland China, which led to an idea: To open a linen store in Orient, New York in the summers.

She decided to call it Orient Linen Company, "which was funny because we were in the Orient and it was Orient," she says. She came up with the red rooster logo — "that's a sort of iconic American image, but also it has a lot of significance in China," where it symbolizes good fortune.

Soon, Markarian began designing and manufacturing her own line of textiles. She started out with quilts, then baby quilts and baby bibs. "I started finding Chinese factories and making linens in China and exporting them back to the store in the summer. And I did, at that time, a lot of hand quilting because hand quilting was doable in China at that point, and some hand embroidery."

After the September 11, 2001, terrorist attacks, it became increasingly difficult to import even small quantities of goods from China, so she began making more items stateside. Except for one quilt, everything is now made in America, with much of it being made right in the shop on the North Fork.

Markarian designs or handpicks each of the products in the store. While they sell various household items, like soap, everything they make — from tea towels to tote bags, aprons to shower curtains — is 100% linen or cotton and is machine washable.

The shop is packed full of household items, from their signature 100% cotton blue and white striped ticking napkins, woven with twill, to linen aprons adorned with a single rooster on the chest, or a bistro apron that ties just at the waist. Many customers are looking for a housewarming gift, they say.

Other items include a hand brush for cleaning vegetables, a Maldon salt & weck jar and a masonry brush.

Quilts are stacked in old-fashioned linen laundry baskets on wheels. Linen shower curtains and aprons hang from hooks on the walls. Prices are handwritten on a chalkboard behind the counter.

When Markarian moved full-time to Village Lane in 2005, she got into real estate, mainly because customers at the shop were always asking her about summer rentals and the like. She joined Daniel Gale Sotheby's International Realty as an agent, and "the linen store became a licensed satellite office for Daniel Gale Sotheby's," she says with a laugh. A summer rentals sign dangles just

beneath the streetside Orient Linen Co. rooster sign.

"I've been juggling two hats for years, running the store and running my real estate business. Then, when Abby came home for two years, working remotely for COVID, a light bulb went off in her head that, like many people, she had that COVID pivot where she felt that she wanted to do this," Markarian says.

"I'm thrilled because I've always felt it could go to the next level, but I never really had the time. I always had to do the real estate. So, Abigail is taking the reins and I think, already, taking it to the next level that I always wanted to see it become."

Collier has taken over running the store and managing the business side, while also launching the Orient Linen Co. website for online retail, plus curating the social media content at @orientlinencompany.

She is using her executive skills from television production to further the business. Her mother says they make "a very good team because I am not at all good at the paperwork," and she points to Collier having already put together a website — "I could never figure that out."

But, Markarian says, "I'm still the head of the design division."

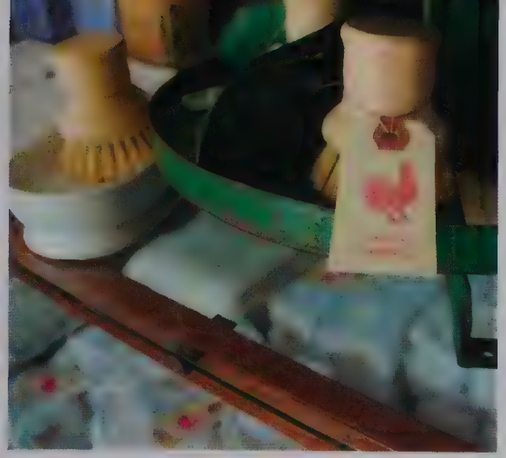
Both Markarian and Collier stay busy at the sewing machines to keep up with demand.

Orient Linen Co. has had "a real core of followers," Markarian says, while continuing to produce many of the same items for the last two decades.

"Mom has a lot of old customers, though, that live in New York and call us. Every time they know a baby that's born, we send out a baby quilt for them," Collier says. "So I've noticed, now that I'm newly joining the business, that there are customers that she's had since 2001 who still call her, still make the drive."



Striped linen throws are custom quilted locally and hand-trimmed in the Orient shop with signature cotton twill tape. *Orient Linen Co.*



A hand brush for cleaning vegetables, tagged with Orient Linen Co.'s signature rooster *Rosemary Verrecchio*



A variety of cotton baby bibs *Courtesy of Orient Linen Co.*

"We keep the colors really simple," Markarian explains. "Ticking is a big constant. Blue pillow ticking is something I've always used. Neutrals, naturals, linens."

When she was living in China, she created a lot of patterns, but doesn't do much of that anymore. "I work mostly with linen that we source out of an American company, but it's woven, a lot of Eastern European linen — a lot of simple, easygoing, easy-to-match fabrics."

A white quilt, offered in a baby size through king, is one of their most popular designs. It is quilted in China because it utilizes a cotton batting that they have not been able to source in the United States. They trim it in the shop with custom twill tape.

Meanwhile, a quilted throw is quilted on Long Island and then finished in the shop as well. "We work with a machine quilter on Long Island who has actual machines that go back to World War II," Markarian says. "They're not computerized, they are narrow, mechanical quilters. So we're starting to do some of our striped linen throws again, which were always popular."

The mother-daughter team is also branching out with new products.

"We get our greatest ideas from our customers," Markarian says. "Someone came in today and Abby was working with them, and they said, 'Do you make cocktail napkins?' And it's like the fourth person that's asked us that. So we're going to start making cocktail napkins."

This year, Orient Linen Co. offered linen beach towels that were very popular, and they partner with an old American company from Massachusetts on canvas bags that are strong and water-resistant, perfect for the beach, shopping or just about anything.

Markarian does a surprising amount of sewing. "One of the things I like to do is fool around and invent a new product," she says. "In order to be a good designer, you have to know how to make something. You can't design textiles if you don't know how to make them."

"I have a grommeter and we work with this narrow linen, and I figured out last week how to make an apron out of it without cutting, just by folding it," she says.

"The problem now," says Collier, "is that she'll make one thing — like she made one apron recently out of couche fabric — a bread-baking couche fabric — and one person bought it, and then three people came in the store the next few days asking for it. She sews more than even she would like because then she had to make four aprons."

But, it doesn't feel like work to her.

"One of the reasons we have the sewing machine in the store is we're not just sitting there watching the store, we're usually making something," Markarian says.

The shop is right off Markarian's kitchen. "I can see the store from my stove. I can be baking or whatever. It's very much part of the house, which is incredibly convenient. I never feel like I have to go to the store, it's just part of the house."

Their cat, Mr. Hughes, also frequents the store.

There is a little barn in the backyard, an old carriage house that they are converting into a cutting room. "I used that room in the past and now since Abby's joining, I'm cleaning the barn out for her office and a design lab."

Collier is honing her skills and says she has "a long way to go," but "I wake up every morning and make a napkin while I drink my coffee." She adds, "I really enjoy sewing, and joining the company has really come from just a love of being a craftsman.

"It's this really wonderful thing that I share with my mom."

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Grounds for Beauty at the Hampton Classic Horse Show

story by ***Taylor K. Vecsey***

The Hampton Classic Horse Show hosts more than 1,400 horses and riders and 50,000 spectators for the highly-acclaimed, end-of-summer competition, one of the largest shows in the United States. The show started last week on manicured showgrounds and when it culminates on Sunday, the Grand Prix tent will be decorated to the nines with beautiful floral centerpieces.

Flower deliveries for a party are one thing, but maintaining 65 acres of showgrounds is another endeavor. What many don't realize is that keeping the show grounds in blue-ribbon shape is a year-round effort.

"There's a different look to a place that has established plants, where it almost looks like it should be there," says Kate Soroka, the assistant site manager, who with David Dimijian, the site manager, is among those who work hard year after year on the Snake Hollow Road property in Bridgehampton.

"We have the ability, because we're here all year long, to have an established look to the horse show, and then we add a lot of the luxury and color pops the week before," she says, noting that it is enabled by a partnership with Marders, the landscaping firm located just down the block.

Now in their 46th year, the horse show grounds improve each year on a foundation laid by Agneta Currey, a board member for nearly three decades and former chairwoman. Currey and her husband, Brownlee O. Currey Jr., were among the Classic's longest-standing sponsors.

The couple owned many successful hunters and jumpers. Most notably they were part owners of the thoroughbred mare, Touch of Class, whom Joe Fargis rode to double gold medals at the 1984 Olympic Games.

Currey headed the original "flower committee," bringing color and beauty to the show grounds in the late 1980s and '90s.

"There's a lot of influence of Agneta around," Soroka says. Currey, who passed away in 2020, had been an active volunteer since 1977 and worked closely with Conrad Homfeld, an Olympic champion and long-time course designer. "Together they had a lot of passion for flowers," Soroka says.



A view of the Hampton Classic Horse Show from the crepe myrtle that overlooks the Jumper Ring 2 toward the barn area.
Liz Soroka

Soroka's connection with the Hampton Classic goes back to 1994 as her mother worked at the show in various capacities. She got a summer job at the show later in the '90s and has been working full-time for the Classic for 10 years.

Over the years, she enjoyed Currey's visits to the Classic, walking the grounds with her and hearing her recommendations. Soroka remembers how she loved knockout roses and color.

"You never knew when she was here," Soroka recalls. "She would just roll up, you'd see her car and you knew she was wandering somewhere in Hunter 1 or in the Grand Prix Ring, just looking to see what had come back."

Upon Currey's retirement, the horse show named the Boutique Garden after her. The Agneta Currey Boutique Garden holds over 70 vendors during the show, making it one of the most traversed areas on the show grounds.

"The pristine and immaculate look of the horse show grounds and vendor areas is due primarily to Agneta's direction and personal involvement," executive director Shanette Barth Cohen said of the 2018 decision. "We think the naming of the Boutique Garden in her honor is a most fitting way to ensure that she remains part of the Hampton Classic forever."

The look has remained that of an established Southampton estate. It is important to Homfeld, Soroka says, to keep the aesthetic of the Hamptons gardens.

But the show crew is not tending to the acreage in the same way that a landscaping crew would be at Hamptons homes.

"When I go to fertilize, I'm not fertilizing in the spring," Soroka says. "Those flowers



The Grand Prix tent entrance, decorated by Marders, looks lush.
Kate Soroka

need to hold off blooms as long as possible. It's hard to get beautiful, hot-color flowers to bloom at the end of August and stay. That's always a big thing. When we were doing the live planters, it's not what's going to bloom in July, it's what's going to bloom on that cusp of late summer and fall.

"We want everything to wait until late August and that's asking a plant a lot," she says with a laugh.

She also feels sometimes bigger-leafed plants and flowers and more foliage were better suited for the rings, since small flowers cannot be seen from afar.

There are special considerations for decorating the rings with the safety of the horses and riders a primary concern. "It's not just about making it look pretty. It's also about functionality with the horses, especially."

What will be affected by the wind and blow over is a logistical concern so as not to spook the horses.

Since the crew is responsible for a large property, "We try to be, what I'm gonna consider, pollinator-friendly," Soroka says.

Soroka says the Classic has "amazing flowers" all year long and in each season, providing for the different birds and pollinators, such as lavender that is in full bloom in June. "There's not a whole lot of land left on the East End, so it's nice to have this land to help with that."

She works closely with Silas Marder, who is also a board member at the Classic. "Marders really brings the show to life with their inventory," she says, adding that the Marders team's creativity and ability creates a welcoming atmosphere with plants and trees.

"In Hunter 1, they take the rose-of-Sharon in the corners and fan out the branches to create a new shape, adding a dynamic aspect to the plant making the corners intriguing to look at," she continues.

"This year, they have brought plants into the Grand Prix Ring including red mandevilla and two gorgeous hornbeam trees," Soroka says. "Every year, Silas creates a fairytale entrance into the main VIP tent in the Boutique Garden."



Agneta Currey in 1997
James L. Parker/Courtesy of the Hampton Classic Horse Show

This year's Classic marks the debut of a new Grand Prix arena, featuring state-of-the-art all-weather footing. Because of the new footing, Soroka says it is important to avoid soil contamination and the Classic has moved from heavy soil-based planters to silk arrangements.

Flora Baptiston of Brazil, who is not only a Fédération Equestre Internationale (FEI) judge, but who has been assisting with the course décor at the Olympics, the World Games and other top equestrian events, is lending a hand in that regard.

Visitors may notice silk gladiolas, sunflowers and peonies.

"Flora will come and she'll make arrangements with the silk flowers and they will go amongst the living arborvitae and living privet and living fern," Soroka says. She counts 950 ferns. It's not as much upkeep as it sounds. "They are just here for competition," Soroka explains.

"But, what's nice about arborvitae all around the property is that they have come from the rings at some point. We used to get 140 arborvitaes every year. That's how we kind of started to make up some of these lines of arborvitae — reusing, being sustainable, reusing what we bought," she says.



Horse, rider and trainer wait at the Jumper 2 gate, lined with privet supplied by Marders.
Liz Soroka



A "living wall" of greenery
Kate Soroka

They buy more privet now, for a few reasons, the deer issue, as well as monoculture, "because if one arborvitae gets a disease, the rest gets diseases and you don't necessarily want to make spraying your go-to. You want to see how else you can better the landscape," she says.

"So we chose to get more privet now and we're able to use the privet from the Grand Prix Ring in the fall to underplant and also take some of the older privet out from the hedges and rejuvenate that. When we're buying stuff we really think about how we can reuse it."

She adds, "Everything has intention."

Organically Green Horticultural Services, a Classic sponsor, helps Soroka and the crew keep the arborvitae and other plants and flowers from the deer.

Sometimes the deer can actually help. Soroka points to the hydrangeas by the United States Equestrian Team VIP Tent ramp. "The deer eat the trunks and it looks great. They do a great job!"

Soroka notes she is anxious about the "beautiful pink mallow flowers," a choice of Silas Marders, that have made the Hunter 2 ring "pop," she says. "I will not be satisfied until Labor Day that the deer won't eat it!"

It's a year-round effort. After the show, "We turn into 65 acres of grass that needs to be mowed. The hedges need to be trimmed."

When the Grand Prix winner's mount takes the final gallop around the ring on Sunday and the last trailer pulls out of the showground on Labor Day, the crew's off-season begins.

"The grounds get a nice rest until winter, and we don't cut anything back until spring," Soroka explains. "It's like hibernation time. I think it's really actually important for a property like this.

After all, the Classic grounds will continue its legacy for many more years to come.



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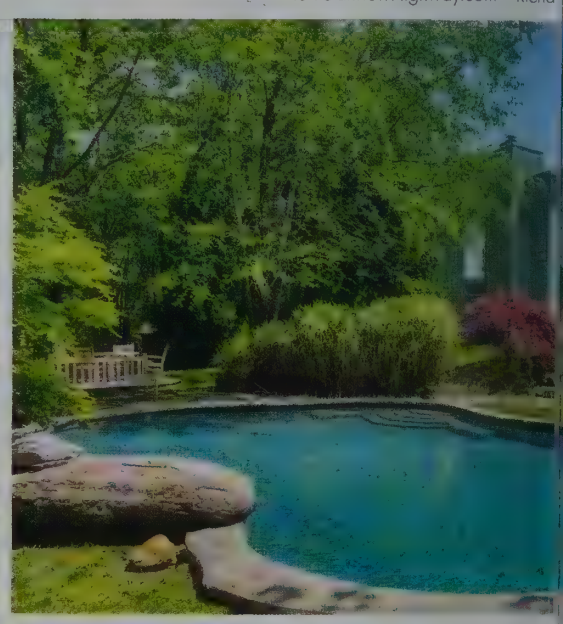
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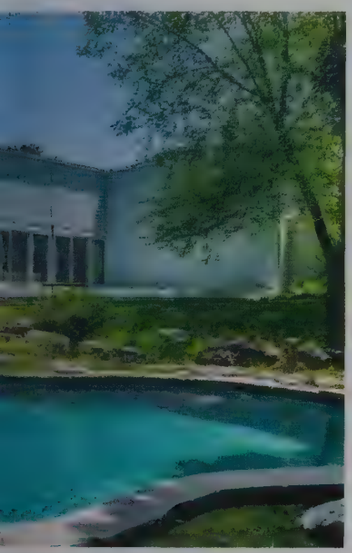
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Vision Required: Buying Straight From Floor Plans Offers Big Benefits



Steven Dubb with his father, Michael Dubb, the founder of The Beechwood Organization, with plans at Country Pointe Estates, one of their two new projects in Westhampton Beach
Judy Walker

story by ***Taylor K. Vecsey***

Stand on a dirt lot, and envision your dream home. Picture a finished product with large entertaining spaces for summer get-togethers and brisk autumn nights. Want to be able to use the pool in the late afternoon? Perhaps the lot with the western-facing backyard is better for your build. Don't like baths? Nix the soaking tub in the primary bath.

It takes some vision and foresight, but there are plenty of benefits to buying a Hamptons home off floor plans — especially in this economic climate.

"What it allows you to do is to lock in the price of your house," says Steven Dubb, the principal at The Beechwood Organization, a Jericho-based company founded by his father, Michael Dubb, that has built more than 7,500 homes in 60 communities across the New York metro area since 1985.

With several successfully completed projects on the South Fork, including The Latch, recently completed in Southampton, Beechwood's latest projects are in Westhampton Beach: Country Pointe Estates, a 22-home residential community on Depot Road, and Oneck Landing, a four-parcel Moriches Bay enclave on Fiske Avenue.

"Pre-construction usually has a discount to what a finished house would cost. You take some of the market risks out of the equation when you buy pre-construction, off of floor plans. Construction cost inflation has been about 3% a month since things started coming back after the lockdowns," Dubb says. "In a price-conscious world that's one of the biggest benefits of buying off floor plans."

Buyers also have the opportunity to customize their homes. "If there are things you want to change, rooms you want to add, bathrooms you want to make smaller, ceilings that you want to make higher — you really get to personalize and customize your home as opposed to buying an existing home where you're stepping into somebody else's decision," he says. "When you buy pre-construction, you have the opportunity to make all those changes, to build it exactly the way that you want."

Another plus, as opposed to building from scratch, is not having to go out and source a team and deal with all the headaches that come with that, from finding tradespeople to overseeing the build.

There is also the benefit of a warranty. "New York State has warranties that are mandated on new construction and most builders, especially Beechwood, exceed those state-mandated warranties. That, of course, is a lot better than stepping into an existing home where problems might be hidden, might not pop up for a couple of months and you're on the hook for it entirely," Dubb says. "It makes it a little bit easier to sleep at night."



THE COMMUNITY PLAN

Country Pointe Estates is made up of 22 parcels.
Courtesy of Beechwood Homes

Record of Success

Once Beechwood's two Westhampton Beach developments are completed, the firm will have created 129 homes on the East End. In 2013, the company designed Bishops Pond, a 69-home luxury condo community in Southampton Village which became the fastest-selling community of its kind in the Hamptons. Two years later, Beechwood sold out 10 townhomes next door, as well as the four estate homes built at Bishops Grant on North Main Street.

The development at The Latch won design awards for its work at the historic main building and adjacent Terry Cottage, originally designed by the noted architect Stanford White of McKim, Mead & White. The 19-condo townhouse community at 101 Hill Street and the single-family home at 109 Hill Street ranged in price from $2.6 million to $7 million.

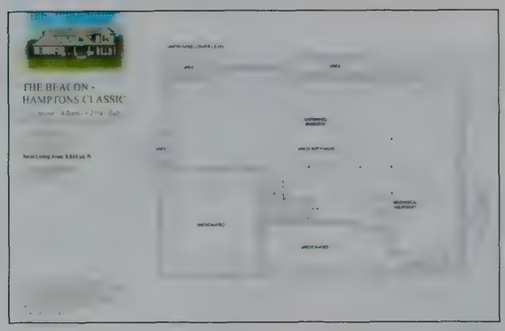
This is Beechwood's first project in



An example of a Country Pointe Estates floor plan shows the first floor of the Beacon model.
Courtesy of Beechwood Homes



A large primary suite with two walk-in closets is seen on the floor plan for the second level.
Courtesy of Beechwood Homes



Hamptons buyers have the opportunity to finish the lower level as they desire.
Courtesy of Beechwood Homes

Westhampton Beach.

"I think Westhampton is in the middle of the resurgence," says Steven Dubb. "It started a couple of years ago and it's only going to continue to grow because Westhampton: one, it's really beautiful, and two, it is so much more convenient to get to from parts of Long Island and from New York City."

For many people who are working hybrid work weeks, and who fell in love with being in the country during COVID, it's easier to get back and forth to Westhampton from the city; it's only 75 miles east of Midtown Manhattan, which cuts down on the traffic endured getting to points further east. "And, generally, it's priced less expensive than other parts of the Hamptons," he adds.

Vision Required

The Country Pointe Estates are located on the former site of Wholistic Tennis Academy at 44 Depot Road, within walking distance of the Long Island Rail Road Station in Westhampton; it's just a five-minute drive to Main Street and Dune Road's beaches. A five-minute drive south is Beechwood's second development, Oneck Landing, overlooking Moriches Bay at Oneck Lane and Fiske Avenue.

At Country Pointe Estates, the half-acre lots feature homes ranging from 2,700 square feet to 5,900 square feet of living space. Asking prices range from $2.1 million to more than $3.6 million.

The Aberdeen is a new model, just added to the offering at Country Pointe, featuring the same amenities for a buyer who wants to entertain, but with fewer bedrooms than the Atlantic, Beacon and Commodore homes — plus with a better price point.

Floor plans for all four styles show open-concept great rooms and entertainment-ready kitchens, first-floor primary bedrooms and spacious mudrooms — some of the most sought-after features by Hamptons homebuyers. Extensive outdoor living spaces at each home are connected to a pool and a pool house.

Dubb says most buyers desire finished lower levels with space for a pool table, a bar with a "man cave" and a gym.

Prospective buyers are shown floor plans, not just on paper but on a large, interactive screen at Beechwood's temporary showroom at Country Pointe Estates, where they can swipe through the different exterior and interior designs. (Visitors may even forget they are in a trailer, as it's stylishly decorated and well-appointed to reflect the houses that will be built!)

Beechwood is using many of the same interior finishes and products that were used at The Latch.

"We've got model photography, we have samples of materials, and we've got walkthrough videos that we're able to show prospective purchasers," he says. "It's one thing to have words on a page describing a flooring, it's another to see a photo of it or to be able to pick it up and hold it in your hand."

Every house at Country Pointe Estates will be unique.

"One of the hardest things about buying off of floor plans is you need to share the vision. You need to be able to use your imagination," Dubb says.

There is a bit of "self-sorting" that goes on, Dubb says, because people know they are not going to see a finished house before they



An interior rendering for Country Pointe Estates
Courtesy of Beechwood Homes



The Atlantic model with a white cedar shake at Country Pointe Estates in Westhampton Beach
Courtesy of Beechwood Homes | Country Pointe Estates



Oneck Landing in Westhampton Beach is another Beechwood development with four lots.
Courtesy of Beechwood Homes | Oneck Landing



A rendering of a home planned for Beechwood's Oneck Landing enclave, not far from Country Pointe Estates.
Courtesy of Beechwood Homes | Oneck Landing

make the decision.

Some people still struggle to conceptualize it, while others pick it up right away. "We get a lot of buyers who have built houses for themselves or who have been involved in construction or in renovations in their (other) homes," Dubb says. "Sometimes you can see the wheels turning — sometimes it's very easy, some people pick it up naturally."

Getting in Early

Dubb is excited for the model home, which is being framed, to be completed because there is still no substitute for being able to walk through a space. Of course, there is also no guarantee how many homes will be available after the model home is finished, as several lots have already been sold. Its anticipated completion date is early spring of 2023.

Buyers looking for value will jump at the opportunity to buy in this phase. For instance, at Beechwood's project Weddington Glen in Weddington, North Carolina, a suburb of Charlotte, 50% of the homes available have been sold since Beechwood started selling in March. There is no model home even under construction yet. "It's entirely off of floor plans and renderings," Dubb says.

Those buyers will be rewarded in the long run because they got in at the pre-construction prices, and the homes in the community are going to be worth more when construction is complete, Dubb adds.

Just like with Country Pointe Estates in Westhampton Beach and another ongoing project Beechwood has at Oak Ridge in Saratoga, the floor plans and architecture were designed specifically for that location and market.

So what's the biggest drawback to buying off the floor plan? The lack of immediate gratification, Dubb says, as buyers are purchasing a house not yet built. "If you buy an existing house, you get to move in 30 or 45 or 60 days. That is not the case when you buy pre-construction."

As for the developer, offering all that customization is a double-edged sword. "We throw ourselves at the feet of our buyers. When we say we offer customization, we mean it. So that means if somebody decides that they want to put a special kind of tile in their master bathroom, and it's hard to source, we've got to go and figure out how to source it."

Grappling with the supply-chain issues and labor shortages is a challenge all developers are facing. Dubb reports his industry is starting to see the supply issue normalize. "When we were building The Latch, we were really in the thick of it and we managed to get everybody in for the summer," he says.



The Latch in Southampton Village, a luxury development by The Beechwood Organization, received two awards from the National Association of Home Builders.
Courtesy of Beechwood Homes | The Latch

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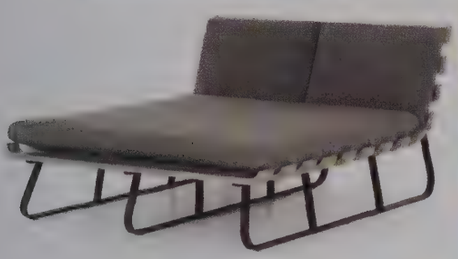
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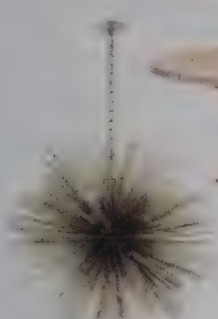


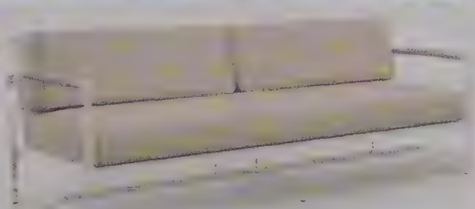



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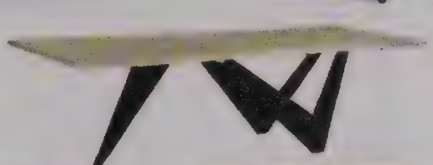


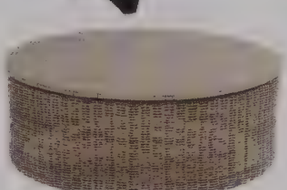



















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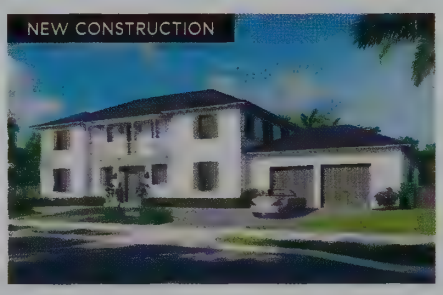


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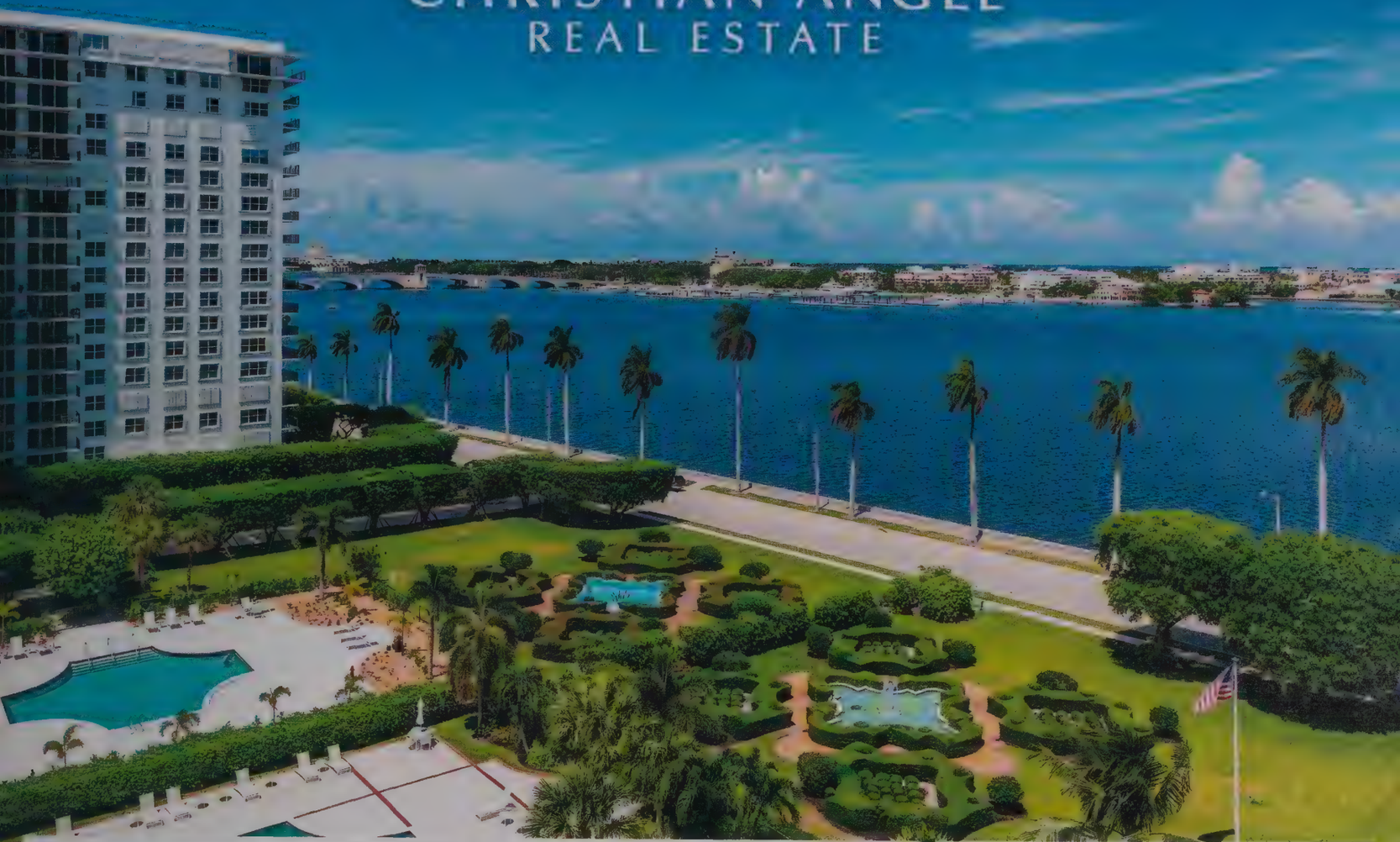
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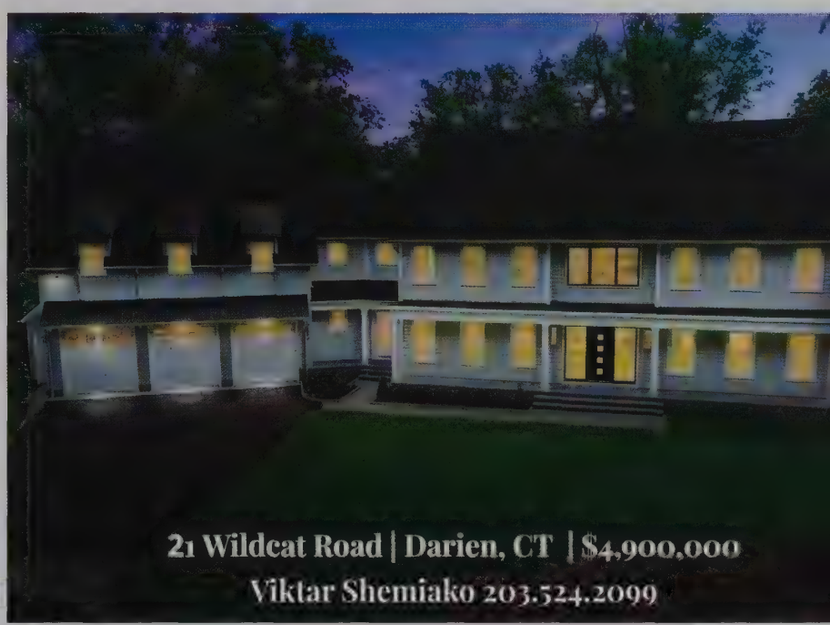
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Provençal-style Eatery Transforms Former Shelter Island Bank

story by Taylor K. Vecsey



The latest in a series of Shelter Island transformations is a former bank, now home to new restaurant Léon 1909.
Douglas Young

On Shelter Island, first-time restaurateur Valerie Mnuchin and her father Robert Mnuchin, the art dealer and former banker, have opened the doors to Léon 1909 which offers a Provençal-style menu showcasing peak-of-season, regional ingredients in a most unexpected place — a former bank.

The opening is the latest in a series of transformations on the small island, located between the North and South Forks and reachable only by ferry.

Just down the road on Crescent Beach, the Pridwin Hotel reopened earlier this summer after a major two-year renovation. The Chequit, a 150-year-old hotel and restaurant in Shelter Island Heights, just underwent a renovation overseen by Stacey Soloviev, in partnership with Soloviev Group, the parent company of Crossroads America, whose CEO is Soloviev's billionaire ex-husband Stefan Soloviev — one of the nation's largest landowners. Stacey has also made several other real estate purchases, such as the home base of two essential businesses, Shelter Island Pharmacy and Jack's Marine. The Ram's Head Inn also changed hands last year.

Now, it is the Mnuchins' turn to make their Shelter Island debut after a year-and-a-half renovation. (Robert's son and Valerie's half-brother is Steven Mnuchin, the Secretary of the Treasury during the Trump administration). The Mnuchins are longtime East Hampton homeowners, but it was Shelter Island where Valerie looked to start in the restaurant business.

"During the early days of quarantine, we were spending so much time on Shelter Island and absolutely fell in love with it," Valerie Mnuchin says, adding they have been longtime visitors — a 1971 photo of her as a little girl in her dad's arms at a Shelter Island beach appears prominently on the website.

"The energy of the island reminded us of the Riviera and of the open fire, seaside experience at La Chaumière, a restaurant we love outside of Nice. We wanted to embody that spirit at Léon."

"Named after Valerie's paternal grandfather, whose affinity for romantic European adventures and seaside destinations inform the restaurant's setting, Léon is an inviting homage to the past with warm, natural materials and nods to unfussy, countryside French and Italian fare," according to the restaurant's website.

They opened the doors to their much-anticipated restaurant at 29 West Neck Road in what islanders remember as the North Fork Bank and later Capital One. Its days as a stodgy bank, built in the 1970s, are long gone as the space has been completely reimagined.

Mnuchin was the creative force behind the project. She says she knew she wanted the space to feel like home, "but without



The pergola-covered patio was designed with a French seaside terrace in mind.
Douglas Young



The main dining room includes a bar and a wood-burning hearth.
Douglas Young

having to do the dishes." She worked in collaboration with the noted New York City architect Robert Kahn, but she is being credited with the design.

"When we first went into the space, it had seven-foot popcorn ceilings — not ideal!" Mnuchin explains, "But we could see the capability to open up the space was there. We began knocking down the ceilings and discovered how open it truly could be. Once we got down to the foundation we were able to see the possibilities and make it the restaurant it is today."

Robert Mnuchin says he was steadfast in recreating the memories of his time spent traveling in France. When they found the bank, the family knew this was the perfect space for that, which informed much of the vibe.

Old brick was brought in, and wooden trusses were exposed so a lofted ceiling could set the mood. "We wanted it to feel warm and homey, and utilizing brick and wood emulated the cozy feel we were seeking for Léon 1909," his daughter says.

A wood-burning hearth with its blackened steel hood and soapstone top anchors the restaurant, evoking the feel of old Europe and helping to transport diners to another place. It also inspires the Provençal-style menu and — quite literally — brings warmth to the large space.

The 74-seat restaurant features blue canvas-upholstered banquette and booth seating in the main room with white quartered-oak tables made by a millworker with family ties to the island. Rattan-backed bar seats allow customers to cozy up to the generously-sized bar.

Art by Milton Avery hangs in the dining room of the restaurant, a product of Robert's connections to the art world.

There is also an expansive outdoor patio, covered by a pergola and lined with bluestone aggregate, designed to be reminiscent of French seaside terraces, despite the inland setting.

The Mnuchins are no strangers to



A Léon burger with Gruyère, caramelized onions and sour pickles
Douglas Young



Valerie Mnuchin and her father, Robert Mnuchin, are co-owners of Léon 1909, named for Robert's father.
Sidney Bensimon



A bowl of orecchiette with chickpea sugo, Swiss chard and Parmesan, just one of the handmade pasta dishes.
Douglas Young

major commercial renovations. Robert, a former partner at Goldman Sachs, owns Mnuchin Gallery in Manhattan, and his wife, Adriana, bought Connecticut's famed Mayflower Inn & Spa in 1990, which dates to 1894 and had fallen into disrepair. They transformed the expansive property, as well as adding acreage and a 20,000-square-foot spa, creating a five-star getaway. While her parents were at the helm of the Mayflower renovation, Valerie was at their knees, watching, and says she learned a lot from the experience. They have since sold the business in its entirety.

Léon's executive chef Mason Lindahl, who used to cook at the popular Diner in South Williamsburg, Brooklyn, crafted the menu. It includes starters such as scallop crudo with buttermilk, pepita and lime, and leads to a selection of handmade pastas, as well as a fire-kissed main course, like striped bass with spicy peperonata, Picholine olives and lemon, and grilled ribeye served with a generous helping of crispy herbed potatoes.

From the hearth, there are fire-roasted clams with fennel sausage, lovage and saffron aioli; a slow-fired half-chicken with panade and herbed salsa verde; a Léon burger with Gruyère, caramelized onions and sour pickles; and charbroiled grass-fed ribeye with chermoula and crispy herbed potatoes.

The food is complemented by an extensive wine list rooted primarily in Old World regions while reflecting select contemporary producers.

Léon 1909, which officially opened August 11, is open for dinner five days per week, Thursday through Monday, and Mnuchin says the eatery will remain open year-round.

Léon 1909 is located at 29 West Neck Road on Shelter Island. Current hours are 5 p.m. to 10 p.m. on Thursday, Sunday and Monday, and 5 p.m. to 11 p.m. on Friday and Saturday. For more information, visit leon1909.com or @leonshelterisland on social media.



The wood-burning hearth anchors the main dining room.
Douglas Young

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Irwin Levy and Esperanza Léon are the voices behind *Our Hamptons* podcast.
Richard Lewin

Rich Conversation, Deep History and Soul In *Our Hamptons* Podcast

By ***Parker Schug***

The preservation, history and soul of the East End have come to a new platform. The Hamptons is a special place to many, and Irwin Levy and Esperanza León bring their love for this area to the forefront in their new podcast, *Our Hamptons*.

Levy and León have a unique take for their podcast: they encapsulate the Hamptons' deep-rooted sense of place. As two East Hampton residents, Levy and León have been in the heart of that history for years, and they designed this podcast to showcase their passion.

"This place has such a soul and I feel like Irwin and I both, we see that, and we don't want it to go away," says León.

Levy, born in Queens and a 35-year resident of Great Neck, launched the podcast with León in May. As the former owner of Aladdin Pest Control, Levy sold his business to Terminix in January 2021, to take on the more relaxed role of consulting. Going from working 60 to 65 hours a week, he was hesitant to have too much free time. "I was never going to be one of these people that said, 'Oh yeah, I can't wait to play golf every day,'" says Levy. Following the sale, he made the full-time move out East after years of spending weekends there.

León, born in Venezuela, made the move to East Hampton at five years old. After graduating from the University of Toronto, where she studied art history, she moved back to Venezuela for five years before returning to Wainscott, East Hampton. "I moved back here thinking, 'Well, you know, I'll just try it out and maybe I'll go to the city or someplace else,'" says León. "But I remember going down to the beach, and sitting on the beach and just saying, 'Wow, I missed this.'"

The co-hosts first connected at León's Latin American art and design gallery, ARTSOLAR. León opened this East Hampton space on North Main Street in 2001 featuring all types of contemporary art, including paintings, drawings, prints, photography and sculpture from around

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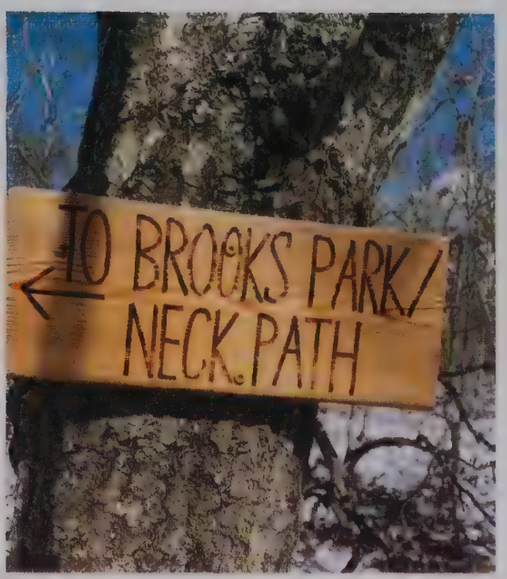
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Bridgehampton's famous Candy Kitchen, part of an episode about the hamlet's racing history. *Irwin Levy*



The Apaquogue, the 19th-century boarding house in Georgica, is part of episode two. *Irwin Levy*



Brooks Park in Springs was the topic of the third episode of *Our Hamptons*. *Irwin Levy*

Latin America. Levy was a regular client at the gallery, and formed a friendship with León during their conversations about art and ideas.

Eventually, Levy suggested starting a podcast with León. She agreed and the two began recording stories for listeners to "eavesdrop" on their conversations that range from history to preservation. Levy learned everything he could about podcast production from a relative.

Next, Levy and León began creating episodes. Their first dropped in May on the Amagansett neighborhood of Poseyville, home to many baymen, and now undergoing major development. Their next was on The Apaquogue, an early 20th-century boarding house that was part of a 100-acre farm in Georgica. A two-part series on Sag Harbor's historically black communities referred to as SANS, the acronym for Sag Harbor Hills, Azurest and Ninevah Beach Subdivisions, was released in August.

Levy's and León's involvement in their community has strengthened over the years. They dedicate their time to preserving the place that they call home. Levy is president of the East Hampton Trails Preservation Society and serves on the Springs Citizen Advisory Committee and the town's nature preserve committee. He also volunteers as a docent at LongHouse Reserve in East Hampton and remains involved with the library and historical society.

León is the vice chair of the East Hampton Town Architectural Review Board – plus she has played a huge role in saving the shack remains of a historic Wainscott farm from demolition. "I suppose that really awakened the passion for history and preservation that I know I've always had," says León. Considering León's far-away birthplace, she has longed to find comfort in new places, and the East Hampton community has provided her with that.

"East Hampton is a real love for me," she says.

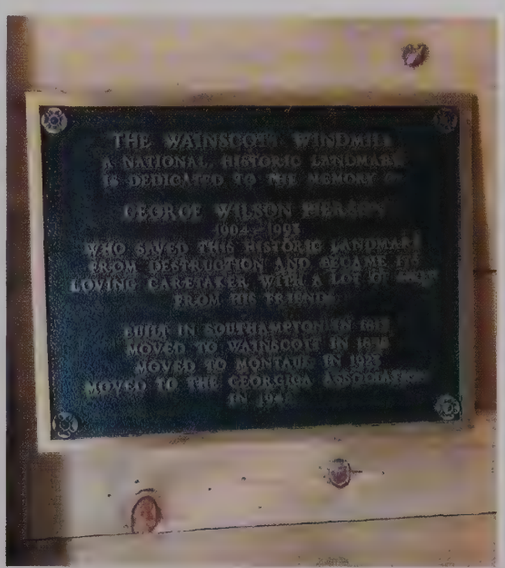
León and Levy's journey continues with episodes released every other week and they tease their episodes as well as impart some historical nuggets on their Instagram page @ourhamptonspodcast. At the root of it all is their everlasting love for this part of the island.

"We're not academics, we're not historians, we're not celebrity/billionaire stalkers, we're just two people who love this place," says Levy.

Search Our Hamptons to listen anywhere you get your podcasts.



The Wainscott Windmill in the Georgica Association was discussed in episodes four and five. *Irwin Levy*



The windmill, at left, is a National Historic Landmark. *Irwin Levy*



Culloden Shores in Montauk and Leisurama houses in the hamlet are the subject of episodes 10 and 11. *Irwin Levy*

Historic Artists' Haven Hits the Market



The former home and art studio of Abstract Expressionist Nicolas Carone in Springs
Lena Yaremenko for Sotheby's International Realty

story by ***Arlene Gross***

A circa-1838 home once owned by renowned Abstract Expressionist artist Nicolas Carone is on the market for the asking price of $1.745 million.

Located on Three Mile Harbor-Hog Creek Road in Springs and across from Three Mile Harbor, the one-acre property includes a 1,400-square-foot three-bedroom, three-and-a-half bathroom cottage and an accessory structure, which Carone used as a studio.

Though the home has had several owners over the years, this is the first time in almost a century that it's officially on the market, explains listing agent Rebekah C. Baker, of Sotheby's International Realty, whose husband Tom Burke owns the home.

Burke bought it from the family of Herb Hirsch, a friend and attorney who specialized in corporate and art law, who died in 2015. Hirsch had purchased it directly from Carone in 1965, and used it as a summer home for his family.

In the six-plus years he's owned the home, Burke has put on a new cedar shingled roof and added central air, put in a new well and septic system, and updated the electric.

"The mechanicals and the structural integrity have been reinforced and worked on," says Baker.

Artist At Work and Home

In 1953, famed Abstract Expressionist artists Jackson Pollock and Lee Krasner, whose home/studio was on nearby Springs Fireplace Road, saw the house and called Carone, who'd been renting a place in the area.

At the time, Jackson and Krasner were acting as unofficial real estate agents for their artist friends in the city, notes Frank Messina, who is writing the biography *Shadowed Master: The Nicolas Carone Story*, which will be published next year.

"It was also a time when Pollock had become reclusive," Messina says. "But he particularly adored Carone and cherished the idea of having him nearby."

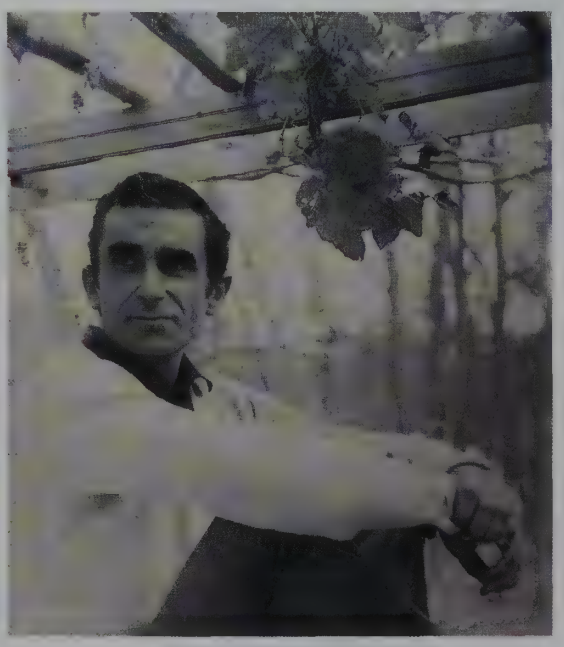
In 1954, Carone moved into the home with his wife Adele Bishop and their twin boys Christian and Claude, and with an assist from Pollock, built the studio out of a former chicken coop, lining the floor with brick and installing cedar planks and a wood-burning stove for the winter months, says Messina.

Born in 1917, Carone was part of the New York School of Abstract Expressionists. He produced some of his most iconic works at the East Hampton studio, including the four-part "Psychomachia" series, notes Messina. "Psychomachia II" hangs in the permanent collection of the Whitney Museum of American Art; "Psychomachia IV" is at the NSU Art Museum in Fort Lauderdale. Other notable Carone works, Messina says, are "Threshold, 1957" and "Nuptial Waters."

"The location is also where Carone made dozens of colorful abstract works on paper,



Formerly a chicken coop, the artist's studio has brick flooring and cedar walls.
Lena Yaremenko for Sotheby's International Realty



Artist Nicolas Carone in 1957
Maruice Berezov, © The Estate of Nicolas Carone



Stairs are adorned with stenciled lyrics to "Home Sweet Home."
Lena Yaremenko for Sotheby's International Realty



French doors in the primary bedroom open out to the backyard.
Lena Yaremenko for Sotheby's International Realty



One of the two upstairs bedrooms has a cozy window nook.
Lena Yaremenko for Sotheby's International Realty

mounted on panels, many of which were exhibited at the Pollock-Krasner House and Study Center in 2013 for the show, *Nicolas Carone: The East Hampton Years*," says Messina. "Most anything made in the years 1954-1964 was done at the studio at Three Mile Harbor Road."

After Carone split up from his wife, he moved back to New York City and in 1964, rented the house to fellow Abstract Expressionist Willem de Kooning, who resided there while his studio on Woodbine Drive in Springs was being completed, before selling it to Hirsch a year later.

The Artists' Touch

Carone's wife, who owned Lord & Bishop, a custom decorative stenciling business, left her mark on the cottage with stencils that still decorate the walls of the house and, notably on the stairs, which ascending spell out the lyrics to the traditional song, "Home Sweet Home."

Because of its artistic provenance, the house is historically protected, notes Baker.

"It's history that is intact, which is really wonderful and very rare," says Baker. "Most structures like this have been torn down and replaced with more contemporary homes."

The house cannot be moved from its foundation and some interior aspects of the home are also protected, such as the fireplace and its surrounding area.

"The truth is that a buyer who wants this will want to keep those elements because that's what makes it special. There are some features in the living room area that you don't find anymore," Baker says, noting that the fireplace dates back to 1838, and the built-in wood box to its side, where they stored firewood, is of similar vintage.

"In the fireplace, there's a bread oven, that's like a pizza oven, that's very sweet," Baker says. "There are beautiful beams and beautiful floors."

There are no restrictions on altering many other areas of the house, says Baker, adding, "We did renovate elements of the kitchen and baths, but we tried to keep it so it matches the old." Dotted throughout with rustic wood, the cottage has a wood-beamed ceiling in the living room, wide-planked wood floors, and wood rafters in the kitchen The first-floor primary bedroom has French doors leading out to the backyard and, like each of the bedrooms, has white painted wood floors.

Carone's former 650-square foot studio, which is now being used by Burke to create sculptures, has a brick floor, skylight and a sink and toilet — which is grandfathered into the property.

Though not fully fenced in, the property does have a number of decorative gates and rustic fences, wonderful old-growth specimen trees, a slate patio, a one-car garage/workshop and two outdoor showers: one near the main cottage; the other serving the artist's studio.

Baker is also offering two separate one-acre adjacent lots behind the home, though she has not yet specified a price.

"It's not currently listed," Baker says. "It could be available for someone who wanted a kind of a compound."



Carone and his wife, Adele Bishop
Maruice Berezov, © The Estate of Nicolas Carone



The living room features the original 1838 fireplace.
Lena Yaremenko for Sotheby's International Realty

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- The Residences at Mandarin Oriental on 5th Ave, NYC
- The Ritz Carlton Residences, North Hills, NY
- The XI Luxury Residences, West Chelsea, NYC
- **152 Elizabeth St, Nolita, NYC**
- **The Canoe Place Inn, Hampton Bays, NY**
- As seen on HGTV's Nate and Jeremiah:Home Project

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Hamptons Continue to See Big Numbers

story by ***Taylor K. Vecsey***



The home at 144 Edge of Woods Road sold for $6 million on June 28.
Courtesy of Douglas Elliman Realty



A unique East Hampton property traded for $7.2 million in May.
Courtesy of Brown Harris Stevens

There has been big activity on the ultra-high-end of the market in recent months. *Behind The Hedges* has reported in Dan's Papers almost weekly about properties selling for $45 million and up over the last few months, though they haven't quite touched the priciest deal in the Hamptons so far — $84.5 million for a Lily Pond Lane estate in East Hampton that had belonged to Ron Perelman.

On Southampton Village's Billionaires Row, Meadow Lane, two properties that once belonged to billionaire media executive Robert F.X. Sillerman, have found buyers. One property, which sold in 2020 for $36 million, sold again this year for $48 million, and a neighboring property, last asking $44.95 million, is under contract.

Harald Grant of Sotheby's International Realty brokered the deal for 1116 Meadow Lane, which, according to Suffolk County deed transfers, closed on June 17, 2022. Meanwhile, Grant and Hedgerow Exclusive Properties have a co-exclusive on the property at 1080 Meadow Lane, which is poised to close soon.

Also of note, a nearly five-acre pond-front compound in Bridgehampton sold quietly in late July for approximately $45 million in an off-market transaction. It marked the most expensive single trade on Sagaponack Pond in Hamptons' history, according to an Instagram post on Hedgerow Exclusive Properties, which brokered the deal for the Meadowlark Lane property with Christopher Covert of Compass.

Looking at some other price points, a custom-built, traditional-style home at 133 Further Lane in East Hampton sold and closed for $16.7 million on August 5. Susan Breitenbach of The Corcoran Group represented both the seller and buyer in the transaction. The last asking price was $17.8 million.

The 9,000-square-foot residence, designed by architect Larry Randolph and with interiors by John Barman, sits on two well-landscaped acres by the Water Mill-based LaGuardia Design.

Also in East Hampton, a unique estate with three houses that had been on the market for over a year officially traded for $7.2 million on May 12. Known as Craigmoor, the listings at 141, 143 and 145 Accabonac Road had been asking $8.5 million.

Brown Harris Stevens agents William "JR" Kuneth and Edward Brody represented the property, located within a mile of the famed Hook Mill in East Hampton Village, but hidden from the crowded village roads.

The one-and-a-half-acre property is comprised of a main residence, a carriage house and a guest cottage — all classic stucco architecture with slate roofs, any one of which is a fine home in its own right. Collectively, they offer a total of 4,476 square feet of interior space, eight bedrooms, seven full and three half-baths, tied together by gardens configured by Craig Socia, the seller who is a sought-after landscape designer.

Over in Southampton, a Colonial home at 144 Edge of Woods Road, originally built in 1920 traded for $6 million. The 9,500-square-foot home was renovated to bring it into the 21st century, and there is also a garage house and a guest house on the 2.7-acre property, which features landscaped grounds and a pool.

Michaela Keszler and Madeline Hult Elghanayan represented the seller, while Christina Galesi of Sotheby's International Realty represented the buyer, who closed on June 28. The last ask was $6.49 million.



As seen in 2020, the property at 1080 and 1100 Meadow Lane, were together last asking $78 million. *Richard Taverna for Sotheby's International Realty*



The 9,000-square-foot home at 113 Further Lane sold for $16.7 million on August 5.
Courtesy of The Corcoran Group



The approximately five-acre property on Sagaponack Pond sold for a reported $45 million.

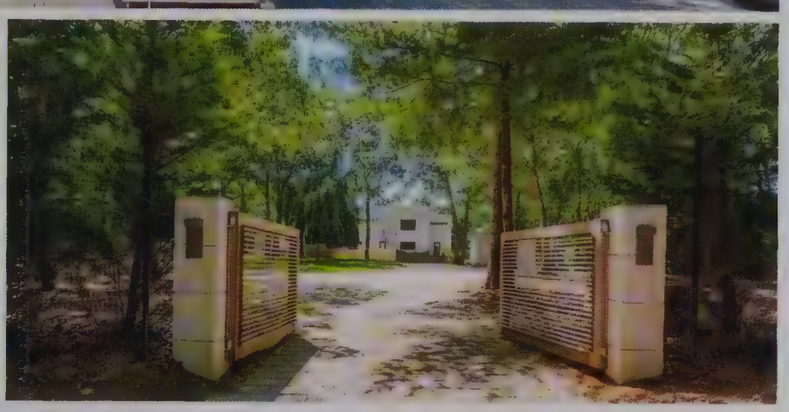
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OUT & ABOUT IN THE HAMPTONS



COURTESY MM FINE ART

"PETER'S POND" BY TERRY WILKINS, ON VIEW AT MM FINE ART

OUTDOOR ACTIVITIES

LABOR DAY WEEKEND AT THE BEACH BAR

FRIDAY-SUNDAY, SEPTEMBER 2-4, 9 P.M.

Celebrate the end of summer with a final waterfront party at the Beach Bar that includes a live DJ, drinks and apps.

58 Foster Avenue, Hampton Bays. facebook.com/events/beach-bar-hamptons/labor-day-weekend/336508702015289

HAVDALA AT THE BEACH

SATURDAY, SEPTEMBER 3, 9 P.M.

Gather with friends to escort the Shabbos with prayers for the week on the Main Beach in East Hampton.

104 Ocean Avenue, East Hampton. 631-329-5800, chabadofthehamptons.com

YOGA IN THE VINES AT WÖLFFER ESTATE

SATURDAY & SUNDAY, SEPTEMBER 3 & 4, 9 & 10:15 A.M.

Bring your yoga mat, body and soul to Wölffer Estate, where you'll enjoy peaceful yoga in the beautiful vineyard of Wölffer Estate. Drop-in classes are $30.

139 Sagg Road, Sagaponack. 631-539-5106, wolffer.com

WHALE WATCHING

SUNDAY, SEPTEMBER 4, 2-7 P.M.

Don't miss the last Sunday to view whales, dolphins, sea turtles and other marine life in Montauk with CRESLI and the Viking Fleet. The cost is $80 for adults, $50 for children ages 5–12 and free for little ones ages 4 and under.

462 West Lake Drive, Montauk. 631-319-6003, cresli.org

ENRICHING PROGRAMS

JACKSON POLLOCK DRIP PAINT WORKSHOP

FRIDAY, SEPTEMBER 2, 10-11:30 A.M.

Don't miss your last Friday to enjoy this special workshop that begins with a guided tour of the studio and home of artists Jackson Pollock and Lee Krasner. Finish it off with a hands-on painting class that includes a canvas you get to take home!

830 Springs-Fireplace Road, East Hampton. 631-329-2811, mannix.studio/jackson-pollock

WORD GAME PALOOZA

FRIDAY, SEPTEMBER 2, 1-3 P.M.

If you're a word game fan, you won't want to miss your chance to join your fellow enthusiasts for an afternoon of Scrabble, Boggle and more. Advanced registration is recommended.

91 Coopers Farm Road, Southampton. 631-283-0774, myrml.org

PRESERVING YOUR ORGANIC HARVEST

SATURDAY, SEPTEMBER 3, 1-3 P.M.

Join expert Renato Stafford as he talks about preserving your fall harvest for an entire year. You'll learn about canning, freezing and dehydrating. Delicious, healthy samples will also be available!

52 Ponquogue Avenue, Hampton Bays. 631-728-6241, hamptonbayslibrary.org

Seeking summer event photographers, email: photoeditor@danspapers.com

ART EXHIBITIONS

THE LIGHTNESS OF BEING

THROUGH SEPTEMBER 3

Don't miss the last weekend to view the works of five outstanding female ceramicists at the Onna House. Sculptures explore relationships between the environment, healing and movement.

123 Georgica Road, East Hampton. 646-755-3740, mutualart.com

TERRY ELKINS: PAINTINGS PAST & PRESENT

THROUGH SEPTEMBER 11

This show at MM Fine Art spans the last 30 years of the artist's career, including both recent works and special highlights from earlier periods, including the 1995 stunning 21-foot-long oil painting "Peter's Pond," which has only been shown in a gallery setting once.

4 North Main Street, Southampton. 631-259-2274, mmfineart.com

FIGURES TRANSFORMED

THROUGH SEPTEMBER 21

Stop by the Southampton Arts Center to view this unique exhibition of artists who use the human figure as the central imagery in their work. The museum is open Thursday-Monday from noon–5 p.m. and admission is $5.

25 Jobs Lane, Southampton. 631-283-0967, southamptonartscenter.org

ON THE BRIGHT SIDE

THROUGH SEPTEMBER 25

Don't miss this astonishing collection of pop art and cultural icon-inspired pieces at the White Room Gallery, a venue known for its unique energy and impressive works.

2415 Main Street, Bridgehampton. 631-237-1481, thewhiteroom.gallery

AMANDA MEANS AT JETSAM STUDIO

THROUGH SEPTEMBER 30

Don't miss examples of Amanda Means' iconic Light Bulb works that include digital light bulbs and abstractions perfected in the darkroom. Means' work has been featured in the Whitney Museum of American Art, the San Francisco Museum of Modern Art and the Museum of Fine Arts in Boston.

58 Jobs Lane, Southampton. 212-255-9286, jhbgallery.com

JEREMY LAWSON AND STACY LEIGH AT HARPER'S EAST HAMPTON

THROUGH OCTOBER 20

Don't miss the work of Stacy Leigh, who is doing her first solo exhibition at Harper's East Hampton. The Condition of Things explores the plight of the patriarchal convention through poignant creations. Jeremy Lawson is also celebrating his first solo exhibition at the gallery. The oil paintings explore his relationship with the act of painting.

87 Newton Lane, East Hampton. 631-324-1131, harpersgallery.com

SUMMER FINALE 2022: THIRTY SQUARED ART SHOW

THURSDAY-SUNDAY, SEPTEMBER 8-18

Don't miss this special last-gasp-of-summer exhibit beginning on Thursday, September 8. You can purchase plenty of beautiful works from local painters, photographers and image-makers. Cash, credit cards and Paypal are all accepted.

41 Old Mill Road, Water Mill. 631-726-4625, watermillmuseum.org

OUT & ABOUT ON THE NORTH FORK

WHAT TO DO. WHERE TO GO. WHERE TO PLAY.



GETTY IMAGES

PUT YOUR HANDS UP FOR THAT '70S BAND AT THE SUFFOLK.

CURATED BY REBEKAH YAHOVES

LIVE SHOWS

PARIS RAY AT PINDAR VINEYARDS

FRIDAY, SEPTEMBER 2, 4-8 P.M.

Sip in a little bit of heaven at Pindar Vineyards, where you can enjoy live music on the deck while watching the sunset. Wines by the glass and bottle, as well as pizzas, are available.

37645 Main Road, Peconic.
631-734-6200, pindar.net

HAIG MATHOSIAN LIVE AT BEDELL CELLARS

SUNDAY, SEPTEMBER 4, NOON-4 P.M.

Don't miss the soothing tunes of Haig Mathosian at Bedell Cellars, where you can sip on your favorite reds and whites while enjoying the early autumn scenery.

36225 Main Road, Cutchogue.
631-734-7537, bedellcellars.com

THAT '70S BAND

SUNDAY, SEPTEMBER 4, 7 P.M.

Don't miss That '70s Band as they play your favorite hits, including the tunes of KC & The Sunshine Band, Earth, Wind and Fire and the Commodores. Tickets are $45 and doors open at 7 p.m.

118 East Main Street, Riverhead.
631-727-4343, suffolktheater.com

OUTDOOR ACTIVITIES

BRICK COVE MARINA SUMMER SWELLS CONCERT SERIES

SATURDAY, SEPTEMBER 3, 1-5 P.M.

Don't miss live music by Rori Kelly, a beer truck from the North Fork Brewery and a sweets truck provided by the NoFo Flour Shoppe. Your whole family will also enjoy kite flying, yard games and crafts. In addition, there will be face painting and an art show in the Big Barn. It's sure to be an exciting day for all ages.

1760 Sage Boulevard, Southold.
631-477-0830, brickcove.com

North Fork EVENTS

BUG LIGHT CRUISE & TOUR

SATURDAY, AUGUST 27, 5–7 P.M.

Tour the inside of Bug Light, the only area lighthouse that allows visitor tours. This two-hour narrated tour/cruise is hosted by the East End Seaport Museum, the keepers of the lighthouse. Tickets are $59.

103 Third Street, Greenport. 631-477-2100, eastendseaport.org



GETTY IMAGES

CONNECT WITH LOCAL SHUTTERBUGS THIS WEEK.

CLASSIC GUIDED WINE COUNTRY TOUR

SATURDAY AND SUNDAY, SEPTEMBER 3 AND 4, 10 A.M.-3:30 P.M.

What better way to see Long Island's bucolic North Fork than on two wheels? This tour includes classic countryside views including vineyards, harbors, vintage homes and wildlife. You'll also enjoy non-alcoholic beverages, visits to farm stands and shopping. Tour upgrades include wine tastings and authentic Mexican lunch.

13200 Main Road, Mattituck.
631-871-1666, eastendbiketours.com

YOGA IN THE VINES WITH SOLNSTE

SUNDAY, SEPTEMBER 4, 10-11 A.M.

Get your flex on in the beauty of a North Fork Vineyard at Terra Vite Winery. Register ahead of time and bring your mat and towel.

25 Manor Lane, Jamesport.
631-722-3416, terravitevineyard.com

HORSE & FARM WALKING TOUR

SUNDAY, SEPTEMBER 4, 11 A.M.

Take part in a guided tour of Spirit's Promise Equine Rescue that includes a walk-through experience and education about horses, cows, pigs and chickens. The cost is $20 per person and you'll need suitable shoes for walking.

2746 Sound Avenue, Baiting Hollow.
631-875-0433, spiritspromise.com

ENRICHING PROGRAMS

FRIENDS OF RIVERHEAD FREE LIBRARY PHOTOGRAPHY CLUB

THURSDAY, SEPTEMBER 8, 6:30-7:30 P.M.

Shutterbugs won't want to miss this chance to discuss techniques, assignments and group photo walks. Head to riverheadphotoclub.org for more information.

330 Court Street, Riverhead. 631-727-3228, riverhead.librarycalendar.com

ART EXHIBITIONS

ONCE ON THIS ISLAND

THROUGH SEPTEMBER 2022

Don't miss your chance to view the works of artists living and working on Shelter Island, including Karen Arm, John Chamberlain and Janet Culbertson. The Historical Society is open Wednesday and Friday from 10 a.m.-2 p.m. and on Saturday from 9 a.m. to 12:30 p.m.

16 South Ferry Road, Shelter Island.
631-749-0025,
shelterislandhistorical.org

OUT & ABOUT WITH THE KIDS

WHAT TO DO, WHERE TO GO, WHERE TO PLAY.



GETTY IMAGES

A PIPING PLOVER, THE EAST END'S CUTEST SHOREBIRD

CURATED BY REBEKAH YAHOVES

TOP 5 KIDS EVENTS TO CHECK OUT THIS WEEK

COFFEE BOOKMARKS

FRIDAY, SEPTEMBER 2, 2:30-3:30 P.M.

If your little ones ages 4 and up love to read, head on over to the East Hampton Library, where they will learn to make their very own bookmark using coffee as paint. Be sure to register your child ahead of time.

159 Main Street, East Hampton. 631-324-0222, easthamptonlibrary.org

OREO POPCORN

FRIDAY, SEPTEMBER 2, 5-6 P.M.

Your little chef in grades 4–12 can pop by the Westhampton Free Library to learn to make this salty, sweet treat in person.

7 Library Avenue, Westhampton Beach. 631-288-3335, westhamptonlibrary.net

GRAB & GO PUMPKIN CHOCOLATE COOKIES

TUESDAY, SEPTEMBER 6, 9-11 A.M.

Take your teen over to the Mattituck-Laurel Library to get the recipe and ingredients for this delicious fall treat courtesy of Chef Rob. Advanced registration is required to get the kits.

13900 Main Road, Mattituck. 631-298-4134, mattitucklaurellibrary.org

BIRDING WITH FRANK: CELEBRATE WORLD SHOREBIRDS DAY

TUESDAY, SEPTEMBER 6, 10 A.M.-12:30 P.M.

Your little birder ages 8 and up can fly on over to the South Fork Natural History Museum, where they will learn to count and monitor shorebirds. Spots will be reserved on a first-come, first-served basis.

377 Bridgehampton-Sag Harbor Turnpike, Bridgehampton. 631-537-9735, sofo.org

3D PRINTING CLASS

TUESDAY, SEPTEMBER 6, 3:30 P.M.

Shannon of Hampton Library will show teens how to use various programs to create their own 3D-printed projects. Prints will be ready for pick-up at a later date.

2478 Main Street, Bridgehampton. 631-537-0015, myhamptonlibrary.org

Find more events online at DansPapers.com/Events

FAMILY FUN ATTRACTIONS ON THE EAST END

AMAGANSETT YOUTH PARK

Your kiddos can hop, skip and jump over to the Amagansett Youth Park, whether it's raining or sunny. The facilities include picnic tables, a roller skating rink and a playground. On a rainy day, head into the clubhouse for the indoor play area and toddler arts center.

206 Town Lane, East Hampton. ehamptonny.gov/facilities/facility/details/Amagansett-Youth-Park-60

AMBER WAVES FARM

Your little ones will love this family-friendly farm that features over 350 varieties of veggies, herbs and fresh-cut flowers. You'll also enjoy a market cafe featuring a special kids' menu and bakery.

367 Main Street, Amagansett. 631-267-5664, amberwavesfarm.org

ATLANTIC AVENUE BEACH

Hit the surf for your final summer weekend. This beach is a splash with parents due to its beautiful sand, nice-sized waves and vigilant lifeguards. There's also a snack shack serving ice cream, food and drinks. Parking and restrooms are available.

4 Atlantic Avenue, Amagansett. 631-324-2417

THE CLUBHOUSE

Enjoy some serious sporting fun with your kiddos at The Clubhouse, where they'll enjoy bowling, arcade games, mini golf and snacks.

174 Daniels Hole Road, East Hampton. 631-637-2695, clubhousehamptons.com

HAVENS BEACH PARK

Say a fond farewell to summer with a playground, gazebo and bathrooms right on the beach in Sag Harbor. Kiddos can enjoy some maritime scenery while they play.

Havens Beach Road, Sag Harbor. 631-725-0222, sagharborchamber.com/vendors/havens-beach

THE LOBSTER ROLL AKA LUNCH

Celebrate Labor Day with some classic summer eats at The Lobster Roll, where seating is available both outdoors and in. Burgers, fried fish and classics like grilled cheese and chicken fingers will keep everyone in the family happy.

1980 Montauk Highway, Amagansett. 631-267-3740, lobsterroll.com

MONTAUK DOWNS STATE PARK

Enjoy a large, Olympic-sized public pool, kiddie pool and showers at this family favorite at the end of the Hamptons. There are also tennis courts and a grill room that serves breakfast and lunch. Adults enter for $7 and children are $5. Parking is free.

50 South Fairview Avenue, Montauk. 631-668-3781, parks.ny.gov/parks/29/details.aspx

PUFF & PUTT FAMILY FUN CENTER

Mini Golf, boating and board rentals are all part of the outdoor fun at Puff & Putt. A small arcade and toy store are also located on the premises.

659 Montauk Highway, Montauk. 631-668-4473, puffandputt.business.site

QUOGUE WILDLIFE REFUGE

Your little nature lover can explore critters living in forests and ponds as well as view a beautiful butterfly garden. There's also a nature gift shop kids can check out on the weekends from noon–4 p.m.

3 Old Country Road, Quogue. 631-653-4771 quoguewildliferefuge.org

SNOWFLAKE ICE CREAM SHOPPE

Celebrate the last weekend of summer with some sweet treats at Snowflake Ice Cream Shoppe, where your little one can enjoy a variety of flavors as a sundae, shake, banana boat or churro sandwich.

1148 West Main Street, Riverhead. 631-727-4394, snowflakeicecream.com

WICKHAM'S FRUIT FARM

You and your little farmers can pick their own mix-and-match berries and find some early apples while enjoying fresh produce and baked goods at the fruit stand all summer long. The farm is open Monday through Saturday from 9 a.m.–4 p.m.

28700 Main Road, Cutchogue. 631-734-6441, wickhamsfruitfarm.com

FOOD & DRINK

Bostwick's Benefit, Claude's Revamp & More

BY HARRY POWERS

Instead of a food recipe, we're going to "mix it up" with a cocktail recipe! The bar team from **Lulu Kitchen & Bar** in Sag Harbor kindly provided this Sorrento Spritz recipe, which will help you savor the summer, one sip at a time. But first, this week's East End foodie news bites.

The **Bostwick's Clambakes & Catering Co.** annual benefit is the most delicious way to give back to the community. Through September 29, 50% of a $100 classic lobster dinner ticket will benefit the Amagansett U.S. Lifesaving Station Museum. The meal includes a 1.5-pound lobster, steamed littleneck clams and P.E.I. mussels with French bread for dipping, parsley red potatoes, corn on the cob, watermelon and, last but not least, chocolate chip cookies. Tickets must be purchased ahead of time online or at Amagansett Wine & Spirits and can only be redeemed Monday through Thursday from noon to 7 p.m. at Bostwick's Catering. Bostwick's requires 24-hour notice for orders.

After surveying much of the region's tomato bounty this August, **Marilee's Farm Stand** in Sagaponack has emerged as a strong contender for best in the land. Marilee's also recently announced a bumper crop of heirloom tomatoes this year. The stand is open Thursday through Sunday and although the tomatoes have garnered a cult following, Marilee's serves a wide variety of tasty veggies, as well as zippy hot sauces.

Claude's Restaurant, part of the Southampton Inn, just underwent a major revamp. The restaurant has a new executive chef and updated menus, just as an OpenTable Diners Choice Award for 2022 rolled in. Dinner options include wild seafood spaghetti, oven-roasted cod, free-range chicken and prime-aged sirloin steak. The restaurant offers indoor and garden seating and is open daily for breakfast from 7–11 a.m.; lunch from noon–4 p.m.; weekend brunch from 11 a.m.–4 p.m., and dinner Thursday through Monday from 5–9 p.m.

Sound the bugle! A new restaurant, **The Cookery**, opened last month at 85 Springs Fireplace Road in East Hampton, in the spot Simply Sublime once operated. It's owned by Cynthia Sestito and Trudy Craney, who both have interesting biographies. Sestito is a celebrity private chef who appeared on the premiere season of *Top Chef* as well as Netflix's *Cooked with Cannabis*. Meanwhile, Craney moonlights as an opera singer and voice instructor. The Cookery is open from 10 a.m.–6 p.m. and the menu features sweet, savory, gluten-free and vegan bakery items, such as frittatas, biscottis, mascarpone cheesecakes, cakes, quinoa salads and mid-Eastern turkey burgers. They also supply custom cakes ready within a 72-hour notice. Sweet tooths rejoice!

After what seemed like the most arduous construction process in human history, Canoe Place Inn in Hampton Bays finally welcomed patrons. Ülfet Özyabasligil Ralph is at the helm of the inn's restaurant, **Ground Tavern**, and the Mediterranean menu includes open-fired dishes, pizzas, pastas and seafood. A close-by garden terrace provides outdoor seating in addition to the 100 seats inside. The site is also



COURTESY L'EPICURISTE

L'ÉPICURISTE



JASON PENNEY

A DISH FROM THE BEASON

available for weddings and special events. The property dates all the way back to 1679, and has hosted a whole string of distinguished guests — from Theodore and Franklin D. Roosevelt to Albert Einstein, Babe Ruth, Lucille Ball and Cary Grant. Moreso, British officers occupied the space during the Revolutionary War, and it was a popular nightclub in the 1980s.

Sí Sí might be known for its sublime sunset viewing and seafood, but it also whips up many tasty desserts, albeit on the small side. Favorites include the toffee pudding, ultra-moist cake served with rum cream and a rich coffee gelato. We're also ogling the coconut panna cotta with papaya soup and a fruit compote and raspberry sorbet.

The term "farm-to-table" has become played out, but it is at the crux of what **Rosie's** restaurant in Amagansett provides. All produce is sourced from nearby farms, such as Quail Hill, Sagaponack, Amber Waves and Balsam. Favorites include the avocado smash toast, breakfast burrito and Sagaponack Farm leaves salad. Additionally, Christina Isaly, the owner of Rosie's, comes from dessert royalty. Her family started a chain of dairies and restaurants in Ohio and Pennsylvania that was famous for their "chipped chopped ham," ice creams, namely the Klondike bar, which began as a slice of vanilla ice cream coated in a crisp Swiss chocolate shell. We are forever in her debt.



COURTESY MARILEE'S FARM STAND

VEGGIES FROM MARILEE'S FARM STAND

Did You Know?

Fall **Long Island Restaurant Week** is returning this November 6 to November 13! Save the date and be sure to check their website as new signups trickle in.

That the sixth annual **North Fork Foodie Tour** is taking place on Sunday, September 11. The self-guided culinary expedition is a great opportunity to tour local farms, vineyards and other establishments behind some of the North Fork's finest fare.

Bits & Bites:

It's apple picking season! One of our favorite apple farms is the **Milk Pail** at 50 Horsemill Lane in Water Mill. You can pick your own apples from trees and pumpkins from the vine. The Milk Pail grows over 20 different apples and pumpkins of all sizes, shapes and colors. In fact, the largest get up to 150 pounds.

Greenport Harbor Brewing Company hosts a trivia night every Thursday at 6 p.m. and while the beer is great, the food is not to be slept on. Gather your smart friends and put your brain to work.

L'Épicuriste has been all the rave since opening in the spring. Our favorite delicacies from the Bridgehampton specialty foods store are the flavorful Moroccan spices and olive oil, linens from Portugal and knives and pottery from Japan.

Couldn't score a reservation at **The Beacon** this summer? Not to worry, they'll be open until Columbus Day weekend! Don't forget to make a reservation.

Food Quote:

"You don't need a silver spoon to eat good food." ~ Paul Prudhomme

Got a restaurant news item or tip? Email us at dansfoodseen@gmail.com!

Recipe: The Lulu Kitchen Sorrento Spritz

Ingredients:

1oz limoncello
3/4 oz fresh lemon juice
3/4 oz Basil-infused simple syrup
1 oz vodka
1 1/2 oz prosecco
Top with club soda
Lemon peel garnish

Directions:

This cocktail is built in the glass, so all ingredients are added to a wine glass, with the prosecco and club soda as the finishers.

Enjoy!

~ This recipe comes to us from Lulu Kitchen & Bar in Sag Harbor, lulusagharbor.com



COURTESY LULU KITCHEN AND BAR

THE SORRENTINO SPRITZ

Something to Wine About: Harbes Vineyard 2016 Reserve Cabernet Franc

BY LINDA DELMONICO PRUSSEN

As fall approaches, many wine drinkers begin to think about transitioning to reds. One wine that should be at the top of everyone's list as they move into autumn is the 2016 Proprietor's Reserve Cabernet Franc from Harbes Vineyard.

Harbes has been a longtime staple on the East End. What many may not know is, the Harbes family originally farmed in the Hempstead area until the Long Island Expressway was built through their farm in the 1960s. At that time the family chose to move to Long Island's rural North Fork and began farming in Mattituck. In 1978, Ed and Monica Harbes started life on the family farm in Mattituck. Ed worked with his father, becoming a 12th generation farmer striving to provide for his ever-growing family with the potato and cabbage farming. Having eight children, Monica devoted her time to homemaking and motherhood, helping on the farm when time permitted.

Now with five different locations, including farms and an orchard, the name Harbes is one visitors will most definitely recognize as they travel the North Fork. According to their website, Harbes is the North Fork's first certified sustainable vineyard.

While a number of their wines have recently received rave reviews and awards, the 2016 Proprietor's Reserve Cabernet Franc, which received 91 points from *Wine Enthusiast*, is a real standout. With a deep ruby color in the glass, and gorgeous legs, bright and ripe cherry flavors on the nose and palate and smooth tannins, this medium-bodied red is a delight.

It has great versatility — while it will complement red meat or barbecue, it isn't too heavy for chicken or pasta dishes. The wine retails for $42.

For more Harbes Vineyard wines, head over to harbes-wines.square.site.



HARBES VINEYARD'S 2016 PROPRIETOR'S RESERVE CABERNET FRANC




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07.29 SHALLOU
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5 Places Get a Great Burger & Fries in the Hamptons



COURTESY UBB

UNION BURGER BAR C.B.D.

BY OLIVER PETERSON

As the Hamptons winds down from a busy summer, those who remain slide into September ready to celebrate the fall season. And what could be better for honoring National Americana Month, and National Cheeseburger Day (on September 18), than a juicy burger and fries from a fantastic local restaurant? Here, we share five great burger joints where you can enjoy a classic burger and fries, or try a more adventurous interpretation of the popular dining staple.



COURTESY UBB

UNION BURGER BAR BLACK AND BLEU

UNION BURGER BAR (UBB)
40 Bowden Square, Southampton
631-377-3323, unionburgerbar.com

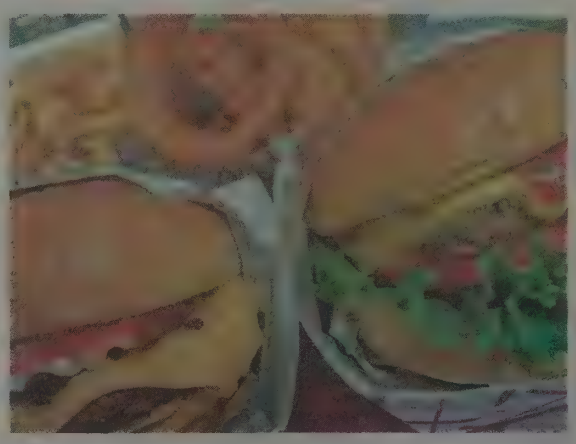
Among the Hamptons' premier true burger joints, Union Burger Bar is Southampton's go-to spot for imaginative, decadent hamburgers and an array of tasty fries. Drop in or get takeout at this casual restaurant for monster burgers with toppings that embody comfort food.

Classic Burger & Fries: Try the C.B.D. (which has no medicinal properties but might get you high on flavor), a quarter-pound black Angus beef burger, American cheese, lettuce, tomato, bread & butter pickle chips, UBB special sauce and a crispy onion ring on a Martin's potato bun. Add a side of hand-cut Idaho potato fries to complete the pairing.

Unique Burgers: The Mac Attack represents UBB's most sinful delight with an 8 oz of black Angus beef, house-made mac 'n' cheese and onion hay on a pretzel bun. Other creative standouts include the Southwest Burger with habanero pepper jack cheese, apricot bacon BBQ sauce and coleslaw on a pretzel bun; and the Black & Bleu with applewood bacon, bleu cheese, lettuce, tomato and caramelized onion on a brioche bun.

Fries: After the hand-cut potato fries, things get more interesting in the fries department. UBB offers waffle and sweet potato fries, truffle fries topped with parmesan cheese, and disco fries with melted mozzarella and gravy, plus battered onion rings or onion hay if you prefer. Ketchup, of course, is the standby condiment, but UBB also has a selection of dipping sauces, including apricot bacon barbecue, buttermilk ranch, chipotle aioli, bleu cheese and UBB special sauce.

Visit the UBB website for their complete menu, which features unbelievable shakes, apps and much more, along with some equally alluring chicken, fish and meatless burgers.



GREAT EATS, COURTESY BOOM BURGER IN WESTHAMPTON BEACH

BOOM BURGER
85 Montauk Highway, Westhampton Beach
631-998-4663, boomburgerwhb.com

Home to the East End's most innovative burger menu — and the only one with a super hero theme — Boom Burger remains a stalwart bastion of beefy goodness at reasonable prices. But be warned, if you're too bougie for plastic trays and food in paper and tinfoil, go somewhere else.

Classic Burger & Fries: This place has such insane selections, you'll have to build your own Boom Burger to keep it simple: Go with the Single Boom, American or cheddar cheese, lettuce, tomato, pickle, ketchup and mustard on their brioche bun. Then add a side of regular French fries for a manageable meal that will actually fit in your mouth and deliver everything a burger fan needs to satisfy their peckish palate.

Unique Burgers: No one does "unique" quite like Boom Burger. Peruse the Burgers from Beyond! menu for options like the Green Hornet, a double burger with cream cheese, chorizo, jalapenos and a side of cheese/chorizo fries or waffle fries; the Harvest Burger with two cheddar burgers, bacon, fried egg, apple slices, horseradish and a side of sweet potato fries; or the breath-defying Kiss of Death with two mozzarella cheese burgers, garlic butter, red onion and tomato on a garlic toasted bun and side of garlic butter Parmesan fries. If you want to live, don't get the Fat Tony with six American cheese burgers, mac 'n' cheese, onion rings, bacon, mozzarella sticks, chili, fried eggs, thousand island dressing and a side of cheese/chili/bacon/sour cream waffle fries and jumbo milkshake.

Fries: Try French fries, waffle fries, tater tots or sweet potato fries with maple mayo, or onion rings if that's your thing.

Check out the Boom Burger website for more shockingly different burger concoctions, along with some great sides, shakes, salads, wings and desserts. Veggie burgers, Nathan's hot dogs, grilled cheese and other sandwiches are also available.

LT BURGER
62 Main Street, Sag Harbor - *631-899-4646*
115 Main Street, Westhampton Beach - *631-998-0868*
ltburger.com



SAMANTHA ADAM

LT BURGER

Originating locally in Sag Harbor and recently opening a Westhampton Beach restaurant, chef Laurent Torondel's LT Burger makes its mark in the Hamptons burger world with a high-end twist promising only the highest quality beef and ingredients, including, when possible, locally sourced items.

Classic Burger & Fries: Start with "The Standard," which is what it purports to be, and build with the basics, including 8 oz beef patty, cheddar or American cheese, lettuce, tomato and pickle on a brioche bun. Then add crispy "skinny fries" to complete your combo. Or just order Combo #1 and get a soda with it.

Unique Burgers: LT doesn't have as many crazy concoctions as Boom, but the restaurants do offer some delicious alternatives to their Standard burger. For stock menu items, try LT Backyard with grilled hickory smoked bacon, NY cheddar cheese and special LT sauce on a brioche bun; the Mexican with chili, guacamole, pickled jalapeno, Monterey jack cheese and sour cream; Route 27 with caramelized onion, peppered bacon, smokey "catch-up" and Mecox cheddar; or the Frenchie with truffle aioli, brie, portobello mushroom and spinach. Kids, or those who don't want a stomach full of meat, can try the 3 oz, but still thick, Mini Burger on a mini bun. The restaurant also has some more daring build-your-own ingredients, such as fried eggs, avocado, BBQ or fried onions, blackened meat and more.

Fries: In addition to the skinny fries, LT has waffle or sweet potato fries, and smoked gouda fries with lots of cheese, jalapeno and scallion.

Like our other burger spots, LT has plenty of non-burger options, such as a great veggie burger, salads, heritage turkey burger with yogurt, onion, fresh herbs and avocado on an onion bun, as well as various wings, fried pickles, epic shakes, and mocktails like the classic Shirley Temple or Roy Rogers with cola and grenadine. Visit the website for more.

MONTAUK CIRCLE
99 The Plaza, Montauk
631-238-5510, montaukcircle.com
In the heart of The End, this restaurant was once called Montauk Circle Burger, and though the name changed, they still make some yummy burgers and fries, whether you build your own or try something straight off the menu.



COURTESY MONTAUK CIRCLE

MONTAUK CIRCLE BURGER

Classic Burger & Fries: Once again, to make the classic cheeseburger, diners will have to hit the Craft Your Own Burger section of the menu. Start with the Main St Meats ground beef patty on toasted Hampton Sourdough brioche bun, then add lettuce, tomato, pickle and American or cheddar cheese. This comes with a side of fries, so you'll have it all in one order!

Unique Burgers: The restaurant's eponymous Circle Burger is something special with fresh mozzarella, sundried tomato and olive pesto, balsamic glaze and arugula. Also try the Smoked House with smoky cheddar, bacon, caramelized onion and pepper jelly. Craft-your-own options can include barbecue or ranch, caramelized onion, crispy bacon, fried egg or avocado. A kids burger is also available.

Fries: Anyone who wants a kick to their fries can add a sprinkle of truffle-parm for a truly amazing taste sensation.

Visit the Montauk Circle website for all menu offerings, such as the meat-free vegan deluxe burger with caramelized herb mushrooms, avocado, vegan aioli and microgreens; fish and chips; local catch fish tacos; dill pickle fries with house ranch; grilled sea scallops; watermelon salad; and so much more.



STEPHANIE DE TROY

TWEED'S RESTAURANT & BUFFALO BAR



SAMANTHA ADAM

BURGER AND FRIES A LA LT BURGER

TWEED'S RESTAURANT & BUFFALO BAR
17 E. Main Street, Riverhead
631-237-8120, tweedsrestaurantriverhead.com
This historic eatery in downtown Riverhead is well known for its quality food, especially for a menu highlighting various bison dishes you won't find anywhere else on the East End, plus the biggest selection of bourbon on Long Island.

Classic Burger & Fries: Order yourself a Tweed's Burger with either farm-raised, grass-fed bison or Kobe beef on a brioche bun with lettuce, tomato, raw onion and pickles, and a slice of cheddar or American cheese. The bison is raised locally at the restaurant owners' North Quarter Farm and is said to be healthier than beef with less fat, lower cholesterol and a sweet, not gamey flavor and tender texture. Add the crispy steak fries to complete the meal.

Unique Burgers: Tweed's keeps it simple, but they do offer add-on toppings such as cheddar, American, Swiss, or pepper jack cheese, sautéed onions, mushrooms and bacon. And they have a kids burger for the youngsters.

Fries: Thicker cut than standard French fries, steak fries are a hearty complement to any burger or meat dish. No fancy cheese fries, truffles or gravy here.

Check out the Tweed's website to learn a bit more about bison, which is available in all kinds of dishes at the restaurant. They also have a variety of seafood options, salads, elk hangar steaks, quail, duck liver pâté and even real buffalo mozzarella, how it's supposed to be made, served with basil puree and Fresh Tomatoes and Peppers.

A Chat With East End Insiders Rosanna and Elaina Scotto



JAMES MESSERSCHMIDT

ROSANNA SCOTTO AND ELAINA SCOTTO AT FRESCO BY SCOTTO RESTAURANT IN MANHATTAN

BY SHARON FEIEREISEN

You probably know the Scotto sisters — Rosanna and Elaina Scotto — best for, along with their family, owning and operating the restaurant Fresco by Scotto in New York City, but they're also longtime staples in the Hamptons. When they're not appearing on our TV screens, working at Fresco by Scotto, hosting their Instagram Live show @scottosisters (every weekday at 4:30 p.m.), the Scottos love spending time out east.

We caught up with the busy sisters to find out more about their always bustling restaurant and what they love most about the Hamptons.

Can you tell us about what got you into hospitality and what keeps you motivated to stay in the business after so many years?

Rosanna: Our mother wanted to create a business we could all participate in. She mortgaged the family house in Brooklyn! Thankfully, that risk has turned into a successful restaurant, 29 years and counting.

Elaina: Our mom, Marion, wanted to create a family business — hence Fresco by Scotto was born. The success of the restaurant keeps me motivated every day. I love what I do and am so lucky to have my Fresco team around me. When the restaurant was shuttered during Covid, we created an Instagram called Scotto Sisters. It's an integral part of the business as we have a network of over 18,000 followers who love coming to Fresco to see the "sisters."

How do you balance a career that is so multifaceted?

Rosanna: Time and energy. We need a lot of it. I get up every morning at 4:30 a.m. to anchor *Good Day New York*. I have a busy day on the air from 7:-10 a.m.. Then there are interviews that happen after the show ends. I try to manage my schedule strategically when it comes to Fresco by Scotto, but all plans go out the window when my sister informs me that Chris Rock and Kevin Hart are coming to the restaurant on a night I planned to stay at home... I quickly change back into my clothes and head to the restaurant.

Elaina: Organization! I'm extremely organized — I carry a notepad as well as an old school calendar. I write every task and reminder on a pad and cross off as completed. I love my old school calendar, as it allows me to look at a week in one glance — it's helpful in balancing a busy schedule.

To what do you attribute the longstanding success of the restaurant?

Rosanna: Consistency. Delicious food, a family presence and incorporating fun Instagram-worthy moments like dancing in the street and a giant cannoli to share.

Elaina: I think our passion is felt by every customer. We love what we do and we are constantly bringing our restaurant to new levels. When you love what you do, it never feels like work. Instagram is an important way to showcase what we do and the energy behind the restaurant.

What are your favorite dishes on the menu?

Rosanna: I love the Cavatelli with Sausage and Broccoli Rabe. It's pure comfort food.

Elaina: The gorgonzola chips are a must! I love the veal and chicken bolognese. When eating healthy, which is most days,, I love our Dover sole and branzino.

What are your favorite spots in the Hamptons?

Rosanna: Argento in Southampton, Le Bilboquet in Sag Harbor and Tutto il Giorno in Sag Harbor.

Elaina: I'm a creature of habit...I love Tutto il Giorno in Sag Harbor and Le Bilboquet.

What is your perfect Hamptons day?

Rosanna: Working out with Maryann Browning in the morning, hitting Cooper's Beach and then barbecuing at home.

Elaina: A long walk on Sagg Main Beach and relaxing in the backyard with my family.

What are you most excited about for Labor Day weekend?

Rosanna: Celebrating my sister, Elaina's birthday!

Elaina: My birthday always falls on Labor Day weekend. As our schedules are so busy, it's the weekend we manage to gather the whole family together and take a drive out to Montauk to dine at Duryea's. There's nothing like it; it's such a special place.

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The Weekly Winedown

with Six Corners

Fine Wines and Zodiac Signs

By Mogan Pilo of Six Corners Fine Wines & Spirits

Everyone knows their star sign, and whether you'd like to admit it or not, you have checked at one point in your life what your horoscope was for the day. However, do you know what fine wine, liquor, or cocktail would best suit your zodiac? No sweat if you don't, because we have researched and compiled some recommendations to elevate your next night out.

Capricorn, the Goat
(December 21 – January 19):
You are known to be sticklers for the rules in life, and nobody wants to get on your bad side, while also being pragmatic and persistent in the things you care about. The most obvious choice for you is a Long Island Iced Tea, with how dynamic and refreshing this drink is, you will be sure to calm those go-getter tendencies to kick back and relax.

Aquarius, the Water Bearer
(January 20 – February 17):
Creativity, assertiveness, and a natural tendency to prefer your own company rather than someone else's, you like to try new things and have an optimistic demeanor. We recommend you try an Alberino the next time you find yourself searching for something to drink. This Spanish white wine will be sure to satisfy your need to try new things, along with offering a bold and fun flavor profile to inspire your palette.

Pisces, the Fishes
(February 18 – March 19):
Intuitive, compassionate, and artistically inclined, you like to follow what your gut feeling tells you in life. We hope that your gut is feeling like it's time for some orange wine, because this trending tangerine colored wine is going to wow your taste buds with a savory, thrilling experience we know you'll appreciate.

Aries, the Ram
(March 20 – April 19):
Confident, honest, fiery, and only get better with age. Are we talking about our Aries friends or aged tequila? Anejo tequila is going to be your best friend. The bold, rich flavors of spice and vanilla that come from aging in oak for up to 3 years are going to impress your ambitious and brave palette.

Taurus, the Bull
(April 20 - May 20):
You are kind, complex, and loyal, your friends know to go to you when they want to relax, and you are always ready for adventure as well. Taurus, you are a Manhattan. The complex and delicious flavors of vanilla, dark fruits and herbs present in this classic cocktail reflect your classically relaxed and multidimensional demeanor.

Gemini, the Twins
(May 21 – June 20):
Dynamic, on trend, and a social butterfly. People tend to either love you or stay to themselves. The playful notes of citrus, melon, and crisp red fruits from Rose are sure to satisfy your taste buds and your thirst for adventure. Similar to your star sign, some people are weary to get to know and experience rose wine, but once they get to know you, they can't get enough!

Cancer, the Crab
(June 21 – July 21):
Well known and loved by everyone you know, with a comforting energy that provides balance in your life. Next time you're out, try ordering an espresso martini. This refreshing and smooth cocktail is indulgent, energizing, and full of character, just like you.

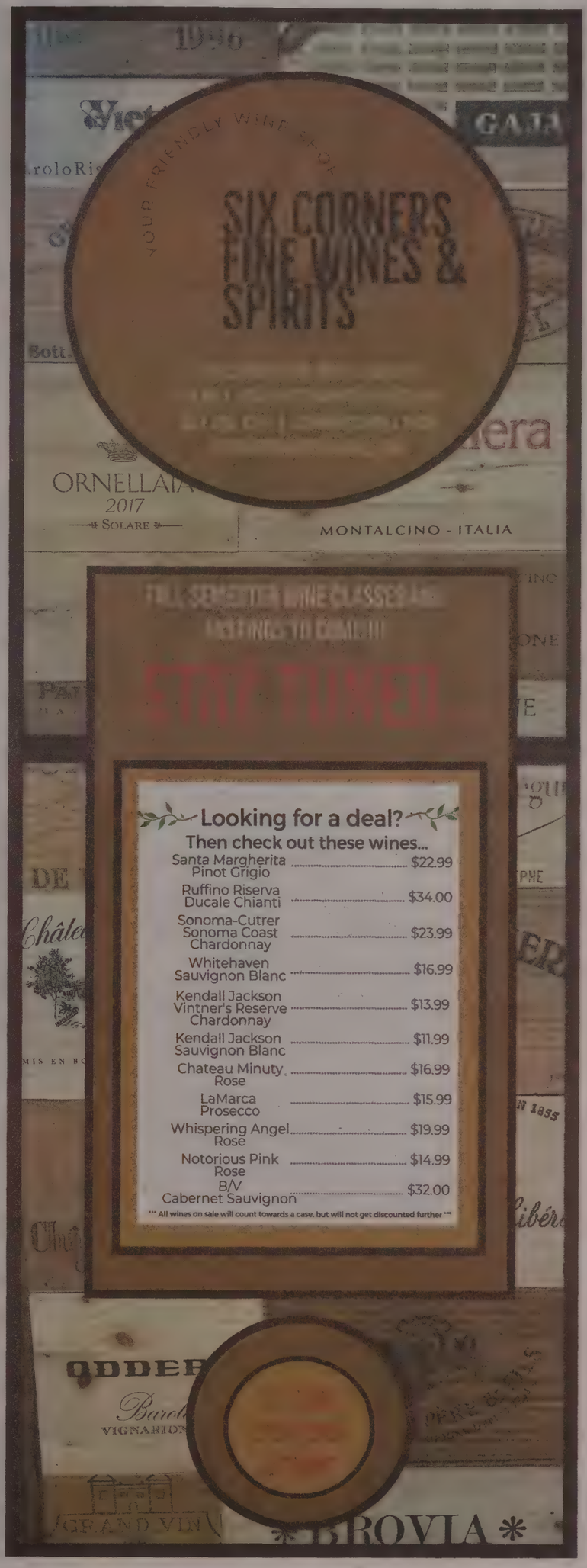
Leo, the Lion
(July 22 – August 22):
Bold, full of character, proud, and a little intimidating to those who don't know you. Juggernaut cabernet sauvignon is going to be your favorite drink of choice, if it isn't already. This wine is known for its powerful flavors and the beautiful design of its bottle, which is robust and eye-catching, similar to its zodiac counterpart.

Virgo, the Maiden
(August 23 – September 22):
Sancerre is a sophisticated, mineral-driven and refreshing white wine from France. It is known to be well organized and well-crafted, which is why we think this is the perfect white wine for you! Your hard-working, logical, and kind, so you are going to appreciate the effort and burst of flavor present in this white wine loved by Francophiles everywhere.

Libra, the Scales
(September 23 – October 22):
Much like our Gemini friends, you are an extroverted social butterfly that is always looking for a good time. Your tendency towards balance and knowledge reflects the unique and always delicious sparkling white wine known by everyone as Champagne. Nobody is able to mimic exactly how charming you are, which can be said about this bubbly wine that only few vineyards have been able to master with perfection.

Scorpio, the Scorpion
(October 23 – November 21):
You are known to be very fun, thrill-seeking, and the life of the party. Your ambition and persistence should be rewarded with a refreshing aperol spritz! These fun and fresh summer cocktails will go perfectly with your next adventure when you head out on the town.

Sagittarius, the Archer
(November 22 – December 20):
Independence and adventure are what you know best, and you are always looking to mix things up and try something cool, while still being yourself. We recommend you drink a spicy margarita, which will compliment your bold nature while cooling down in the summer heat while still giving a nice kick of spice.




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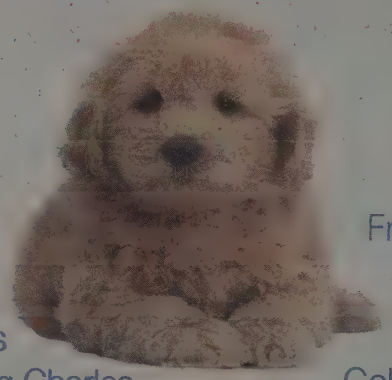
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EAST END LIVING

The Hamptons at Your Door ... in a Box



COURTESY TESA KOHR

NICOLE DISUNNO, LEFT, AND HER DAUGHTER, TESSA KOHR, ARE BEHIND THE HAMPTONS BOX CLUB SUBSCRIPTION SERVICE THAT DELIVERS "THE LOOK, FEEL, SMELL AND TASTE OF THE HAMPTONS" TO YOUR DOOR.

BY TAYLOR K. VECSEY

Move on over, FabFitFun — a subscription box full of Hamptons lifestyle items has arrived.

A mother-daughter duo from East Hampton has launched the Hamptons Box Club, a quarterly service that delivers "the look, feel, smell and taste of the Hamptons," all in one box.

Nicole DiSunno says that during the COVID-19 pandemic, she and her daughter, Tessa Kohr, ordered quite a bit online. "We realized that we ordered a bunch of subscription boxes — so obviously we love them — and we were just looking at each other and saying, 'Why isn't there anything like this for out here? Everybody loves the Hamptons!'"

So they decided to create one themselves.

Subscription boxes offer a variety of items, usually with a common theme, as part of a recurring delivery. There are many subscription box services on the online marketplace. Some give subscribers a choice of products to pick from, and others send a box of surprise goodies at regular intervals. Vendors take part because it offers a chance to widen their consumer base — they hope that if the subscriber falls in love with an item they never knew they wanted, they'll become a loyal customer.

Some subscription services have a particular focus. They run the gamut from coffee and wine club subscriptions to skincare and beauty packages. BarkBox, for instance, sends monthly dog toys and treats. One that Kohr liked, in particular, was from Cavali Club, an equestrian subscription box containing items for horse and rider.

For the Hamptons Box Club, they source from right here in the Hamptons, as well as on the North Fork. "It depends on the seasonal theme," DiSunno explains.

Last fall, they included apple chips from the Milk Pail in Water Mill, while Hampton Coffee Company provided a special fall blend. For the most part, they say, they work directly with local companies, while other items are purchased wholesale.

Their Fall box's theme is the Hampton Classic Horse Show, where Kohr is a competitor. Since the Classic is held the week leading up to Labor Day, they chose some luxury equestrian-inspired items to help customers head into autumn.

They also always include a candle from the Montauk Candle Co., a small family business based in Montauk that uses soy wax and eco- friendly wicks, with a specific seasonal scent. In the recent summer box, the "Georgica" candle, named for the East Hampton Village beach, was a custom blend made specifically for Hamptons Box featuring a lemon citrus oil blend for a summer scent.

"And we always put in a cookbook from a local chef," DiSunno adds.

Kohr, like her mom before her, was both born and raised in East Hampton. Kohr is a senior at Sacred Heart University in Fairfield, Connecticut, where she is majoring in finance. "I noticed that I really liked the marketing aspect of the business world," she says.

DiSunno has worked as an executive for large companies but left to devote herself full-time to Hamptons Box. "It took me all these years to figure out that I can have my own business here," DiSunno says. "It took me a really long time to find it, but we finally found it."

After coming up with the idea, it took the pair about four months to get their idea off the ground, with their first box available in April of 2021.

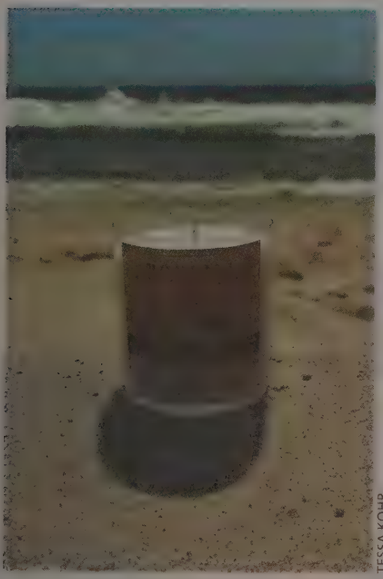
While their first quarter was pretty slow, by the second quarter they were overwhelmed by orders. "I was not prepared for as many orders that came in, but it was a little bit busier and then it just kept building — and Christmas was insane," DiSunno says. By spring, they sold out. "There was no way I could get more of the products that we had put in that box. I had to put sold out after four weeks of



COURTESY HAMPTONS BOX CLUB

THE CHRISTMAS BOX SOLD OUT IN JUST ONE MONTH.

EAST END LIVING



TESSA KOHR

MONTAUK CANDLE CO. MADE A SUMMERY SCENT JUST FOR THE HAMPTON BOX CLUB.



TESSA KOHR

THE SUMMER OFFERING FROM HAMPTONS BOX CLUB.



TESSA KOHR

SPOILER ALERT: CHEF PETER AMBROSE'S ENDLESS SUMMER PEACH BBQ SAUCE IS PART OF THE FALL BOX.

being open for spring."

They try to keep the selling season for each box open as long as possible. Usually, they stop selling one box about a week before the next box comes out. For example, their Summer box will be sold through September 5, and the Fall box sales open on September 15 with shipping from the end of the month throughout the entire quarter.

Customers were not shy in telling them how disappointed they were that they couldn't get the Spring box. Among the items in it were "a really nice charcuterie board;" cheese knives; exclusive teas from PlainT, a boutique tea company based in Southampton; and snacks from Lorna's Nuts & Goodies, found at a local farmers market. "We try to do the majority of them from here," Kohr says.

They do also mix in items from purveyors outside of the Hamptons if they find they are popular here or if they find a product they really love, such as Belgian chocolates made near Kohr's college, Sacred Heart University in Connecticut.

"We always have items made here," says DiSunno.

The number of items depends on the tier of the box. Hamptons Box Club offers three levels, named for three favorite East Hampton beaches: The Atlantic Beach Box consists of eight to 10 items, priced at $125 per quarter, and would retail for about $250. The Main Beach Box with 10 to 12 items sells for $245 per quarter, but would retail for more than $400; and The Georgica Beach Box, with 12 to 14 items, is priced at $385 per quarter. DiSunno admits it's pricey, but says, "When you think about what each item retails in there, you're like, 'Oh my God, this $385 box is actually worth more than $1,000."

Customers throughout the world have purchased the thoughtfully curated Hamptons Box subscriptions as word has spread on social media. (Their Instagram handle is @hamptonsboxclub.)

"We have people in the U.K., Dominican Republic, Australia, Singapore, Canada — everywhere. We were kind of shocked," says Kohr.

"I thought it would just be people who went to high school here or people who lived here for a while or got married here or whatever. But I had no idea, " DiSunno says.

Among the items in the Fall box is a beach plum jelly, an Amagansett Sea Salt Co.'s rosé wine finishing salt, local chef Peter Ambrose's Endless Summer Peach BBQ sauce, and celebrity chef and East Hampton resident Ina Garten's new cookbook, Go-To Dinners.

The mother-daughter team compile the boxes themselves in their dining room. "We do it as the orders come in and it's me and my mom and if we can get friends or family to come over and help!" Kohr says. "We play music and just go through like an assembly line."

Some of the items need to be packaged carefully. In a recent box, Himalayan salt plates were quite fragile. "So we had to add some extra wrapping around those and then it's kind of like fitting together puzzle pieces," Kohr says.

The reaction has been very positive so far, with people anxiously awaiting their next shipment. "It's such a great gift too," DiSunno says, but people mainly purchase them for themselves. A few real estate agents, who bought the boxes for clients as a closing or summer rental gift, ended up keeping the boxes themselves because they liked them so much.

"You feel like you're treating yourself to something," says DiSunno.

Orders can be placed online at hamptonsboxclub.com.



COURTESY HAMPTONS BOX CLUB

THE FALL 2021 BOX INCLUDED A SPECIAL AUTUMN BLEND FROM HAMPTON COFFEE COMPANY, THE LADIES' VILLAGE IMPROVEMENT SOCIETY COOKBOOK BY FLORENCE FABRICANT AND MORE.

EAST END LIVING

Hampton Classic Grand Prix Weekend Time Schedule

The 2022 Hampton Classic Horse Show kicked off on Sunday, August 28 with much fanfare and excitement. This weekend, the various competitions truly heat up with several winners to be named, culminating in the announcement of Sunday's $410,000 Hampton Classic Five-Star Grand Prix champion. Plan your weekend of exciting equestrian events and competitions with this helpful schedule.

Friday, September 2

GRAND PRIX RING • 8 a.m.

407 $12,500 Pacaso Amateur Jumper Classic Medium (1.35m), II.2.b

• AMATEUR JUMPER (1.30M) MEDIUM CHAMPIONSHIP

6002 $37,000 Wölffer Estate Jumper Classic (1.45m), FEI 2, 238.2.2*

GRAND PRIX RING • 1 p.m.

5002 $74,000 Douglas Elliman 5 Grand Prix Qualifier, FEI Table A, Article 238.2.2 (CSI 5*)*

403 $10,000 Lugano Diamonds Junior/Amateur Welcome Stake (1.40m) II.2.b

JUMPER RING 2 • 8 a.m.

236 Anna Klose Adult Amateur Jumper High (1.10m), II.1

239 Children's Jumper High (1.10m), II.1

412 Amateur Classic Low (1.25m) 11.2.b

• AMATEUR JUMPER LOW 1.20M CHAMPIONSHIP

413 TAK Protective Services Junior Jumper Classic Low (1.25m) 11.2.b

• JUNIOR JUMPER 1.20M LOW CHAMPIONSHIP

ANNE ASPINALL RING • 8 a.m.

50 Human Touch Amateur-Owner 3'3" Hunter, 36+

51 Human Touch Amateur-Owner 3'3" Hunter, 36+

595 The Whitman Team Amateur-Owner 3'3" Hunter, 18-35

596 The Whitman Team Amateur-Owner 3'3" Hunter, 18-35

43 Hunt Ltd. Amateur-Owner 3'6"Hunter, 36+

44 Hunt Ltd. Amateur-Owner 3'6" Handy Hunter, 36+

38 Amateur-Owner 3'6" Hunter, 18-35

39 Amateur-Owner 3'6" Handy Hunter, 18-35

55 Small Junior Hunter 15 & Under

56 Small Junior Hunter 15 & Under

65 Large Junior Hunter 15 & Under

66 Large Junior Hunter 15 & Under

60 Small Junior Hunter 16-17

61 Small Junior Hunter 16-17

70 Large Junior Hunter 16-17

71 Large Junior Hunter 16-17

• SMALL JUNIOR HUNTER CHAMPIONSHIPS

• LARGE JUNIOR HUNTER CHAMPIONSHIPS

HUNTER 2 RING • 8 a.m.

124 Adult Amateur Hunter 18-35

125 Adult Amateur Hunter 18-35

129 Adult Amateur Hunter 36-49

130 Adult Amateur Hunter 36-49

134 DAOU Vineyard Adult Amateur Hunter 50+

135 DAOU Vineyard Adult Amateur Hunter 50+

419 $2,500 Adult Amateur Hunter Classic

• SECOND ROUND ADULT AMATEUR HUNTER CLASSIC (TOP 20 RETURN)

• ADULT AMATEUR HUNTER 18-35 CHAMPIONSHIP

• ADULT AMATEUR HUNTER 36-49 CHAMPIONSHIP

• ADULT AMATEUR HUNTER 50+ CHAMPIONSHIP

• ADULT AMATEUR HUNTER GRAND CHAMPIONSHIP

HUNTER 3 RING • 8 a.m.

341 Dover Saddlery / U.S. Hunter Seat Medal Qualifying Class

342 ASPCA / NHSAA / Maclay

347 Hamel Foundation NHS 3'3" Medal

573 Junior Hunter 3'3" 16-17 Years

574 Junior Handy Hunter 3'3" 16-17 Years

568 Junior Hunter 3'3" 15 & Under

569 Junior Handy Hunter 3'3" 15 & Under

Saturday, September 3 (Kids Day)

GRAND PRIX RING • 8 a.m.

343 Platinum Performance/USEF Show Jumping Talent Search

406 $12,500 Junior Jumper Medium Classic (1.35m), II.2.b

• JUNIOR JUMPER (1.35M) MEDIUM CHAMPIONSHIP

GRAND PRIX RING • noon

6003 $74,000 2* Grand Prix FEI Table A, Art. 238.2.2

GRAND PRIX RING • 2:30 p.m.

5003 $74,000 LONGINES Cup FEI Table A, Art. 238.2.2 (CSI 5)*

JUMPER RING 2 • 8 a.m.

405 $5,000 Adult Amateur High Jumper Classic (1.10m) II.2.b

• ADULT AMATEUR HIGH JUMPER CHAMPIONSHIP

409 $5,000 Beval Children's High Jumper Classic (1.10m), II.2.b

• CHILDREN'S JUMPER HIGH CHAMPIONSHIP

345 Washington International Equitation Classic, Jumper Phase

369 3'3" USHJA Jumping Seat Medal

ANNE ASPINALL RING • 8 a.m.

45 Hunt Ltd. Amateur-Owner 3'6" Hunter, 36+

46 Hunt Ltd. Amateur-Owner 3'6" Hunter, 36+

42 Hunt Ltd. Amateur-Owner 3'6" Hunter, 36+ U/S



TOM W. RATCLIFFE III

ADRIENNE STERNLICHT, RIDES TO VICTORY IN THE 2019 HAMPTON CLASSIC $30K JUMPER CHALLENGE

• HUNT LTD. AMATEUR-OWNER 3'6" HUNTER, 36+ CHAMPIONSHIP

40 Amateur-Owner 3'6" Hunter, 18-35

41 Amateur-Owner 3'6" Hunter, 18-35

37 Amateur-Owner 3'6" Hunter, 18-35 U/S

• AMATEUR-OWNER 3'6" HUNTER, 18-35 CHAMPIONSHIP

48 Human Touch Amateur-Owner 3'3" Hunter, 36+

49 Human Touch Amateur-Owner 3'3" Handy Hunter, 36+

47 Human Touch Amateur-Owner 3'3" Hunter U/S, 36+

• HUMAN TOUCH AMATEUR-OWNER 3'3", 36+ HUNTER CHAMPIONSHIP

593 The Whitman Team Amateur-Owner 3'3" Hunter, 18-35

594 The Whitman Team Amateur-Owner 3'3" Handy Hunter, 18-35

592 The Whitman Team Amateur-Owner 3'3" Hunter U/S, 18-35

• THE WHITMAN TEAM AMATEUR-OWNER 3'3", 18-35 HUNTER CHAMPIONSHIP

• HIGH SCORE AMATEUR-OWNER HUNTER

344 Washington International Equitation Classic Qualifying Class, Hunter Phase

HUNTER 2 RING • 8 a.m.

339 Marshall & Sterling/USEF Pony Medal

73 Small Pony Conformation Hunter

74 Small Pony Handy Hunter

72 Small Pony Hunter U/S

78 Medium Pony Conformation Hunter

79 Medium Pony Handy Hunter

77 Medium Pony Hunter U/S

83 Large Pony Conformation Hunter

84 Large Pony Handy Hunter

82 Large Pony Hunter U/S

HUNTER 3 RING • 9:30 a.m.

340 National PHA Equitation

575 Junior Hunter 3'3" 16-17 Years

576 Junior Hunter 3'3" 16-17 Years

572 Junior Hunter 3'3" U/S 16-17 Years

570 Junior Hunter 3'3" 15 & Under

571 Junior Hunter 3'3" 15 & Under

567 Junior Hunter 3'3" U/S 15 & Under

• JUNIOR HUNTER 3'3" 16-17 YEARS CHAMPIONSHIP

• JUNIOR HUNTER 3'3" 15 & UNDER CHAMPIONSHIP

• HIGH SCORE JUNIOR HUNTER

1405 SONY Equitation, Flat

1406 SONY Equitation, Fences

Sunday, September 4

GRAND PRIX RING • 8 a.m.

351 $10,000 Hermès Equitation Championship

404 $25,000 Agneta & Brownlee Currey Junior/Amateur High Classic, Table II.2.a (1.40m)

• JUNIOR/AMATEUR JUMPER (1.40M) HIGH CHAMPIONSHIP

GRAND PRIX RING • 1:30 p.m.

5004 $410,000 Hampton Classic Grand Prix FEI 238.2.2 (CSI 5)*

• $30,000 LONGINES RIDER CHALLENGE PRESENTATION

ANNE ASPINALL RING • 10 a.m.

415 $10,000 Sam Edelman Junior/Amateur-Owner Hunter Classic

• GRAND HUNTER CHAMPIONSHIP

• HUNTER GROOM AWARD

• LEADING HUNTER RIDER AWARD

• LEADING JUNIOR RIDER AWARD

• LEADING JUNIOR EQUITATION AWARD

HUNTER 2 RING • 8 a.m.

75 Small Pony Working Hunter

76 Small Pony Working Hunter

• SMALL PONY HUNTER CHAMPIONSHIP

80 Medium Pony Working Hunter

81 Medium Pony Working Hunter

• MEDIUM PONY HUNTER CHAMPIONSHIP

85 Large Pony Working Hunter

86 Large Pony Working Hunter

• LARGE PONY HUNTER CHAMPIONSHIP

• GRAND PONY HUNTER CHAMPIONSHIP

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EAST END LIVING

Ann Liguori on Tennis: The Legendary Serena Williams Is Saying Goodbye



SERENA WILLIAMS IN A VIRTUAL TENNIS TOURNAMENT

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COURTESY ANN LIGUORI

ANN LIGUORI COVERING THE U.S. OPEN

BY ANN LIGUORI

Many tennis fans and sports history buffs can appreciate how extra special this U.S. Open Tennis Championship (August 29–September 11) is with the news that 23-time Major Champion Serena Williams will be retiring after this Major Championship.



Williams' announcement in the September issue of *Vogue* that she will be "evolving away from tennis" is sentimental for me, as well, as I've covered every one of her 6 U.S. Open titles and have reported on most of her matches at Flushing Meadows as the tennis reporter for WFAN-NY since the station started in 1987!

From the WFAN broadcast booth overlooking the Arthur Ashe Stadium court, I've witnessed Williams' emergence from a teenage tennis phenom to a superstar and cultural icon — one of the most influential female athletes of our time, breaking down barriers and becoming the sport's most dominant force. I had the opportunity to see her greatness, feel the emotion, watch her outbursts and talk about the many triumphs and disappointments during her legendary career.

She won her first Major title at the 1999 U.S. Open as a 17-year-old, white beads in her hair, beating top-ranked Martina Hingis 6-3, 7-6 (4), and becoming the first Black woman to win a Slam singles title in the Open Era.

In the much-anticipated 2002 final, Williams beat her sister Venus Williams, who was the two-time defending champion, in a rematch of the previous year's final, 6-4, 6-3. What made the win even more historic was that Williams was in the midst of the "Serena Slam," winning all four major singles titles starting with the 2002 French Open, the 2002 Wimbledon, the 2002 U.S. Open and the 2003 Australian Open, a non-calendar year Grand Slam. (Serena achieved a second Serena Slam winning four straight Major titles from 2014–2015).

Her third U.S. Open title came in 2008 with a straight set win over Jelena Jankovic. In both the 2012 and 2013 U.S. Open finals, Williams beat Victoria Azarenka in three sets, and then in 2014, she dominated against her buddy, Caroline Wozniacki, and did not drop a set during the entire championship.

I was also there to witness several of Williams' meltdowns. Who could forget her 2018 final against then 20-year-old Naomi Osaka when the umpire accused Williams of getting coached (her coach, Patrick Mouratoglou, was in the stands and admitted afterwards that he was giving her hand signals). During the match, Williams yelled at the umpire, "I've never cheated. You owe me an apology!" She was given code violations, then penalized a game for calling the umpire a thief and Osaka went on to win her first Grand Slam title, 6-2, 6-4.

Years before that shocker, in Williams' 2009 semi-final against Kim Clijsters, I watched in disbelief as Williams unleashed a profanity-laced tirade against a lineswoman who called a foot fault against her (this was after she was given a warning for racket abuse). Everyone in the stadium heard her threaten to shove a tennis ball down the lineswoman's throat. She received a point penalty and therefore lost the match.

The great, the bad, and the ugly — her sheer emotion, will and determination to win, is a big part of what has made Williams so great on the court.

She wrote in *Vogue* magazine that she never liked the word retirement. "It doesn't feel like a modern word to me. I've been thinking of this as a transition, but I want to be sensitive about how I use that word, which means something very specific and important to a community of people. Maybe the best word to describe what I'm up to is 'evolution.' I'm here to tell you that I'm evolving away from tennis, toward other things that are important to me. A few years ago I quietly started Serena Ventures, a venture capital firm. Soon after that, I started a family. I want to grow that family."

The fact that Williams' 4-year-old daughter Olympia has been saying that she wants to be a big sister seems like the clincher in Williams' difficult decision to step away from competitive tennis. Always the thinker, she pointed out in the *Vogue* piece that she never wanted to have to choose between tennis and a family. "I don't think it's fair," she wrote. "If I were a guy, I wouldn't be writing this because I'd be out there playing and winning while my wife was doing the physical labor of expanding our family. Maybe I'd be more of a Tom Brady if I had that opportunity. Don't get me wrong: I love being a woman, and I loved every second of being pregnant with Olympia. I was one of those annoying women who adored being pregnant and was working until the day I had to report to the hospital — although things got super complicated on the other side. And I almost did do the impossible: A lot of people don't realize that I was two months pregnant when I won the Australian Open in 2017. But I'm turning 41 this month, and something's got to give."

Knowing when to say goodbye to a competitive playing career for any superstar athlete, as history reveals, is most difficult.

Earlier this year, seven-time Super Bowl winner Tom Brady retired, only to unretire 40 days later to play in what will be his 23rd NFL season. Brady recently turned 45.

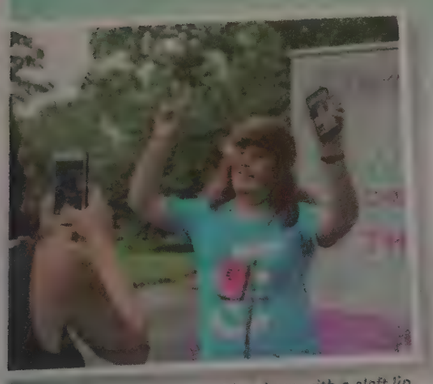
I was delighted when Kim Clijsters, former world No. 1, came back to competitive tennis two years after retiring in 2007 to have a child. But Clijsters was 25 years old when she unretired and she came back and won the 2009 and 2010 U.S. Open wins in addition to the 2011 Australian Open.

Years ago, hockey great Gordie Howe shared his story on my *Sports Innerview* cable series, coming out of a three-year retirement at the age of 45, after 25 seasons with the Detroit Red Wings, to join the Houston Aeros of the World Hockey Association where he played with his two sons.

Despite being one short of tying Margaret Court's record of 24 Grand Slam singles titles, Williams will go down in history as arguably the "Greatest of All Time." Steffi Graf and Martina Navratilova certainly enter the GOAT discussion but it's difficult to compare players from different periods in history. Williams' comebacks from injuries and from health issues, (she came back from life-threatening pulmonary embolisms), have inspired and amazed. Her impact on and off the court, opening doors for men and women of color, and inspiring a generation of people, young and old, with her improbable success from a young girl growing up in Compton, Calif., to a superstar working mom, on and off the court, will be her legacy.

It's been an honor to have been there in person to watch Williams at the U.S. Open all these years. The next chapter for the legend could be equally exciting, full of happiness, joy and success as a mother, running her business empire and giving back.

Ann Liguori is a trailblazer in sports broadcasting. You can hear her "Talking Golf" show on Sundays, 7–8 a.m., on WFAN-NY, her Sports Innerview *show on Saturdays, 7–8 a.m. on WLIW 88.3 FM, and her weekly podcasts on SI Golf/Morning Read. For more info on Liguori, visit annliguori.com.*



Dina, born with a cleft lip

10th ANNUAL

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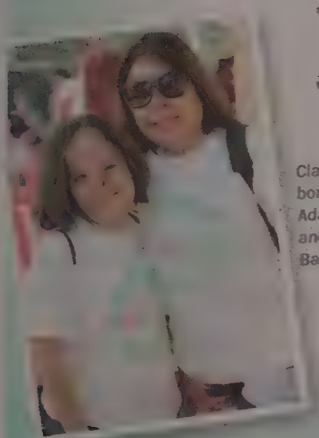
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Claudia, born with Adams-Oliver and Amniotic Band Syndrome

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Clara, born with a bilateral cleft lip & palate

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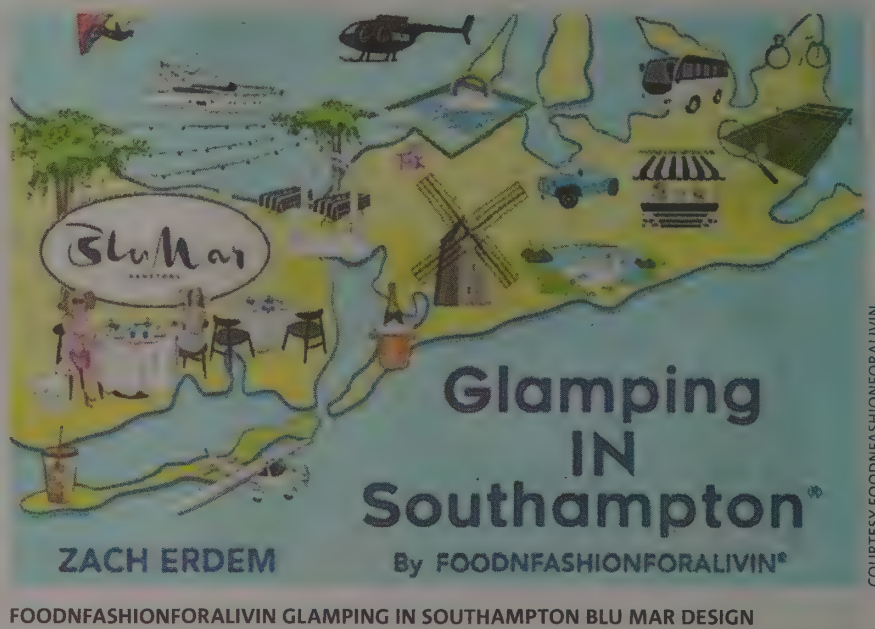


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CAREN MENAHEM, THE BRAND'S CEO



75 MAIN & GLAMPING IN SOUTHAMPTON BLU MAR COLLECTION AVAILABLE AT THE RESTAURANTS & FOODNFASHIONFORALIVIN.COM



COURTESY FOODNFASHIONFORALIVIN

FOODNFASHIONFORALIVIN GLAMPING IN SOUTHAMPTON BLU MAR DESIGN

As a graduate of S.I. Newhouse School of Public Communications with a background in advertising, media, corporate law and the creative arts, Caren Menahem launched FOODNFASHIONFORALIVIN. It brings stylish designs to restaurant and hospitality industry clothing collections made for loyal customers, as well as chef aprons, mugs, napkins, coasters and more. Here, Menahem discusses her fashionable brand, exciting Glamping in Southampton Blu Mar and 75 Main Designer Collection with Zach Erdem, and more.

How was FOODNFASHIONFORALIVIN born?

I am a media personality and producer, creator of my own IGTV show, *It's Rough Out There*, which is a show I created and produced based on my interviews with restaurant staff, fashion consultants and specialists. My Instagram account ***(@FOODNFASHIONFRIENDTM)***, my passion and my experience in advertising, design and media collided with my love of great food and fashion. It was just the natural, seamless next step to form my own corporation and design my own digital website where I manage my digital shop, and the rest is history.

What inspired the idea to design for restaurants and hotels?

I have a passion for corporate businesses' commercial growth, creating and designing. My goal is to go worldwide, designing for the best hotels and restaurants globally — dressing them all! I am not just your average clothing brand and designer. I created my corporation to service a special sector that I felt was left out. I serve specifically commercial clients: restaurants, hotels, spas, fundraisers and corporations growing and marketing their businesses and brands.

Of course, my clothing collections are also designed for customers, friends and staff. When customers get tired of the same generic brands, why not wear an outfit featuring your favorite restaurant to bring you back to that special place, time and memory?

I have the ability and creativity to design unique, original designs for companies worldwide — for amazing chefs, waiters, waitresses and servers. I want to dress up the Michelin and five-star hotels, big and small.

Talk about your design launch for 75 Main and Blu Mar.

75 Main has special memories for me, as I went there in my 20s on some weekends during my study breaks. At that time, I could not afford to summer in the Hamptons, so my girlfriends and I would make a drive from Great Neck to have dinner at 75 Main and return back to our reality of studying and a budget.

I created my clothing brand where I trademark my special collections and sell them online: Candy Girl, Candy Boy, Rainbow Sprinkles and my special Tennis Heart logo are just some. It was my dream to have Zach as one of my restaurant clients. I told him I had a great idea to dress up his two restaurants, and he was very excited! He said, "Show them to me!" All winter, I started designing for him around the clock. I finally sent him my finalized creation, and he loved it! I was so excited! On a very rainy Sunday in early spring, I drove in the storm determined not to wait and brought him my samples. I could see it on his face, his smile said he loved it! I was so relieved! I was so happy I came through to meet his expectations! He does have great taste! And this is how the collection for Zach Erdem's 75 Main and Blu Mar was born!

This spring and summer has been such an absolute blast selling the collection I created for his businesses, even during the reality show (*Serving the Hamptons*) filming. Zach is amazing and his staff and customers are so amazing! I was just thrilled and determined to make the launch successful. Zach and I thought it was a great idea to be there in person at the restaurant hands-on selling my designs to the customers, where we have our collection displayed on the counter. He and I have that in common — he is very in touch, hands-on with his business, as am I!

What moments do you consider the highlights of your career?

One day I was notified by Dan's Papers that I was selected as a Power Woman of the East End! This was one of the most unbelievable moments at a professional level. I have worked so hard to receive so many professional licenses and this was just an amazing feeling, especially because I started my business from scratch with ambition, experience, drive and I had no celebrity connections in the fashion industry or banking markets.

My second most amazing moment in this industry was bumping into Foodgod at 75 Main one morning when I was checking and preparing the shop for the day with Zach at 75 Main. I was lifting a bunch of the collection from my car — I think with high heels on — while Foodgod was sitting and having lunch with Zach at one of Zach's VIP front tables. Zach asked me to come sit down and chat with Foodgod and him. I went to high school with Foodgod; he and I were good friends.

A week later, Foodgod returned to tape an episode of the reality show that was being filmed at 75 Main. The cast chefs for the reality show were wearing the aprons that I designed for Zach's restaurant! I had to sit on a barstool, as I had to take a moment; I couldn't believe what I had accomplished. I could not sit at a regular table, as I was not there as a customer, I was there selling my clothing line designing for Zach Erdem. Later the next day on social media, I saw pictures of Foodgod with the actors wearing my chef aprons. It was at that point I knew I was on the map as a restaurant designer. With hard work, ambition, vision, experience, drive and determination, anything can be accomplished even if you don't have banking investors or a celebrity!



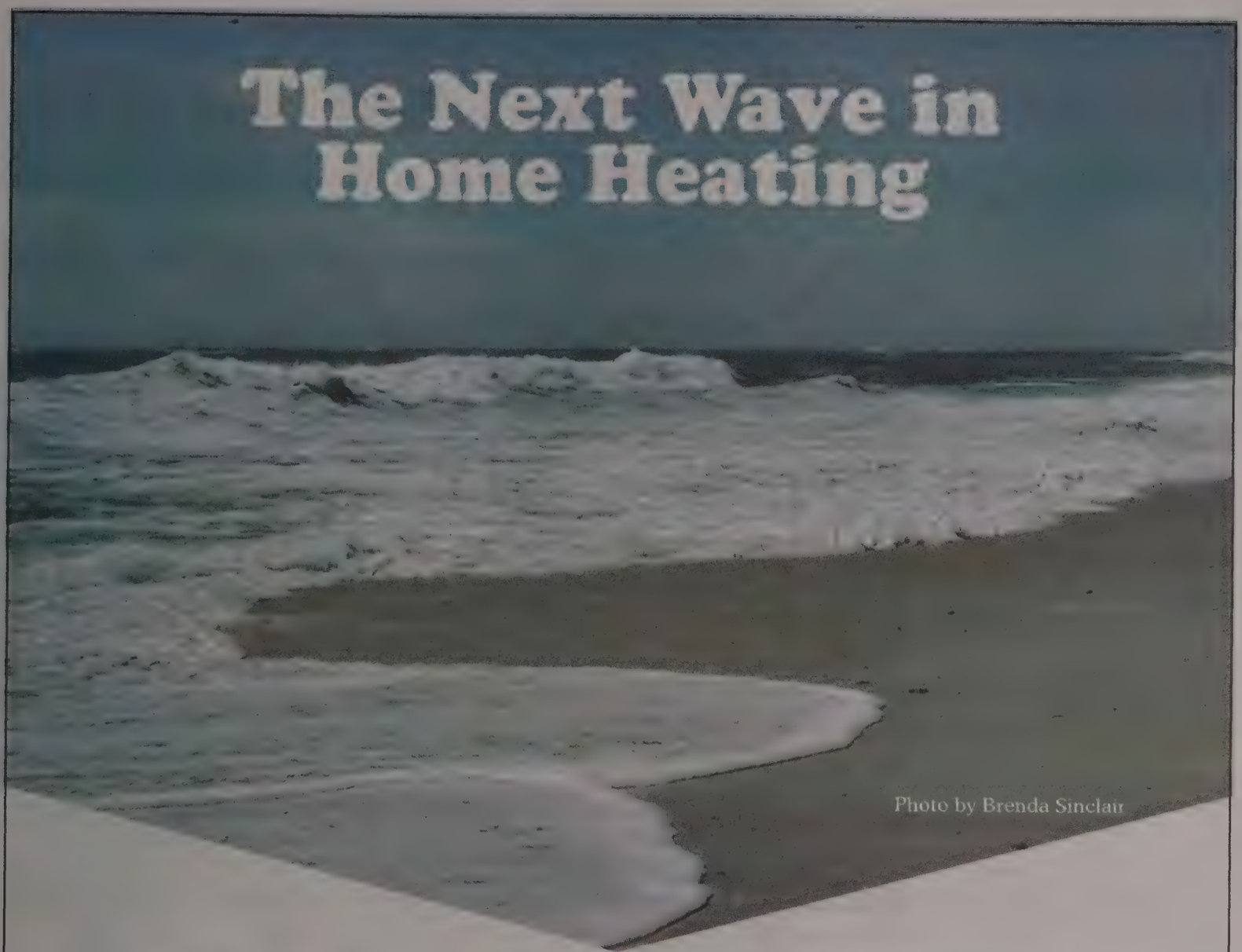
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FOODNFASHIONFORALIVIN DESIGNS SOLD AT FOODNFASHIONFORALIVIN.COM

What collection is in the works?

I am already in production for Zach Erdem's 75 Main and Blu Mar 2023 spring/summer collection for his chefs, waiters, waitresses and servers. Our collection can be purchased on my online shop, foodnfashionforalivin.com, where you can purchase the exact size and color for direct shipment, and in person at 75 Main and Blu Mar. You can also contact my office at 973-908-3426 and concierge@foodnfashionforalivin.com directly. If you own a restaurant, café, hotel or spa and would like a unique collection, make your next RES with FOODNFASHIONFORALIVIN to collaborate and create your unique collection for both staff and customers.

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EAST END LIVING

Fresh Air Home Adds Garage: Inaugural Concours d'Elegance Has Horsepower

BY BILL MCCUDDY

Adam Levine sent the green 1970 Maserati convertible from a Maroon 5 video. Sammy Davis Jr.'s Rolls Royce Camargue was nearby. Jeff Vogel of Bridgehampton stood proudly next to his 1964 Lotus Elan. Its rarity? According to him, the fact that: "It never leaked oil."

Welcome to the first annual Southampton Fresh Air Home Concours d'Elegance. The event was held Saturday on the Southampton grounds of the Fresh Air camp. The group provides programs for children with disabilities.

"When Rome Arnold approached the SFAH with the idea of a classic car show, we met on the grounds of the campus," says SFAH President Nicky Grant. "Even on a cold winter Saturday we saw the incredible opportunity of doing this fundraiser on the grounds of the campus. The magic of today's event is truly Rome's creation."

Arnold's 1953 Packard convertible was parked by lot of Porsches. Nearby Aston Martins looked like they'd just rolled off the set of a James Bond movie. Some brought more than one car to show off.



JEFF VOGEL AND HIS 1964 LOTUS ELAN S2 *(PHOTO BY BILL MCCUDDY)*



THIS CAR SHOW RAISED FUNDS FOR A GOOD CAUSE *(PHOTO BY BILL MCCUDDY)*



BILL MCCUDDY

LAUREN PIGNATARO, PARKER O'BRIEN, JULIE PIGNATARO IN FRONT OF O'BRIEN'S 1991 NISSAN



BILL MCCUDDY

MARTIN AND AUDREY GRUSS AND THEIR 1936 BUGATTI T 57

"This is our 1991 Nissan Figaro convertible," says Parker O'Brien. "We also have a 1957 MGA that's gorgeous down there," she beamed.

The "down there" was the grand lawn festooned with Ferraris, Fords, Jaguars and Bugattis. Mitch Kates brought his 1968 Corvette. Scott Simon called his 1971 Fiat Spider a "very reliable and fun driver." Hey, it got there.

Car aficionados (and just tire kickers) paid $150 a head to stroll the lawns and sample hors d'oeuvres from Thyme and Again. There was a boutique with jewelry and clothing. Some were car related.

"This summer Southampton Fresh Air Home celebrated our 121st year of programs for children with physical disabilities," Grant continues. "150 campers enjoyed a sleep away camp experience."

The program outlined the challenges for the group. A $5,000 donation brings nine campers to the facility. The Life Skill Labs program that "foster independence" is $2,500.

Clearly, many in the crowd can afford it. One Bugatti owner called his six-figure purchase an "impulse buy." But, he added, "It gives me great pleasure to share it with the Fresh Air Home Concours patrons."

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EAST END LIVING

Princess Diana: The Fate of the 'People's Princess' and the Hamptons



WHITE HOUSE PHOTO

PRINCESS DIANA

BY ANNIE WILKINSON

When Princess Diana, Princess of Wales, was killed in an automobile crash in the summer of 1997, the world mourned.

For years, the media had obsessively photographed and interviewed her, even after she and Prince Charles were divorced a year before her death. But that scrutiny may have missed how an earlier assessment by U.S. and British security — and her personal decision — led to her being in Paris in August — not in Southampton on Long Island's East End, which was where she really wanted to be.

The roads we choose to travel can dictate what lies ahead. If she had chosen a different way to protect her safety 25 years ago, would she still be alive today?

Princess Diana Thinking Beyond the Palace

After her death, Tony Blair, who was then the United Kingdom prime minister, dubbed her "the People's Princess" because she would set aside her problems and connect with others, especially nonroyals, even when she was in physical or emotional pain.

Lady Diana Frances Spencer's early years were both comfortable and fraught with sadness. Born on July 1, 1961 in Norfolk, England, she had multiple connections to the Crown and grew up with her young neighbors, members of the royal family, as playmates. But while she was raised by wealthy parents in an aristocratic home, their divorce and custody battle starting when she was 7 changed her forever, sources say.

The shy young woman first met Prince Charles, heir to the British throne, when she was a teenager. A few years later, when she was 19, they became engaged.

Photographers and reporters recognized the star quality of the instant celebrity who wore clothes well.

The public's appetite for news of the fairy-tale couple was rewarded on July 29, 1981, in a pageantry of pomp. The public relations bonanza succeeded at a more innocent time, before ubiquitous computers, cell phones, and social media dominated everyday life. As The New York Times wrote, Spencer "was famous before the internet." The nuptials drew 3,500 guests, and 750 million viewers in 74 countries tuned in to watch.

The lives of the couple — but mostly of Her Royal Highness and their two sons — were chronicled relentlessly by paparazzi elbowing their way to the front of the crowd to snap candid photographs to sell to the tabloids.

The princess was more than a fashionable figure. Surveilled and accompanied by British protection teams, she ventured beyond the palace to use her media savvy to illuminate charitable causes, from stepping onto active minefields to call for the international banning of landmines to shaking hands with an AIDS patient to show that people could not catch the disease with a handshake. She gave passionate speeches based on her experiences with bulimia and mental health, describing how people suffering with depression retreat into their own private hell behind closed doors.

"Their self-esteem evaporates into a haze of loneliness and desperation," the soft-spoken princess told the mental health charity Turning Point.

But the constant media coverage also revealed how the couple grew apart and involved themselves in affairs. They were divorced on Aug. 28, 1996.

Over the Wall

After the divorce, she realized she could not compete with what the royal family offered her sons Prince William, 15, and Prince Harry, 12, according to royal biographer Diane Clehane, writing in Yahoo!life.

"She worried that she was losing William and Harry to a way of life that she was no longer part of. She was considering a move to the states and wanted to see if the boys would like the Hamptons. She thought they would love it there."

Spencer believed there was an enchanted place "called 'Abroad,' where she could be understood and where she could lead a more normal life," wrote essayist Clive James in *The New Yorker*.

This belief propelled her, wrote James, toward what he saw as the wrong direction: "over the wall, out of the country, away from her protection."

Spencer rid herself of police protection after the divorce, according to the Daily Mail, claiming that "officers were a 'shackle' on her private life."

The Cost of Fame

In spring 1997, she asked Teddy Forstmann, a controversial billionaire entrepreneur and sometime beau, to find her a house to rent for a week near his Southampton oceanfront mansion. He found one with a private pool on the ocean.

Multiple sources later reported that U.S. intelligence agencies had bugged the phones of Spencer and Forstmann without permission from British secret intelligence services. Some claimed that Forstmann planned to run for U.S. president, meaning that if Spencer and Forstmann married, Spencer could become first lady.

Diana learned that the security force judged the Hamptons location too dangerous to take her sons — possible future kings of England — to. So she brought her boys to France instead, which offered greater security.

There, in July, the 36-year-old was photographed and became the subject of a $6 million photograph, the most expensive paparazzi photo ever sold. A month later, on Aug. 31, she died in a fiery automobile crash in a Paris tunnel.

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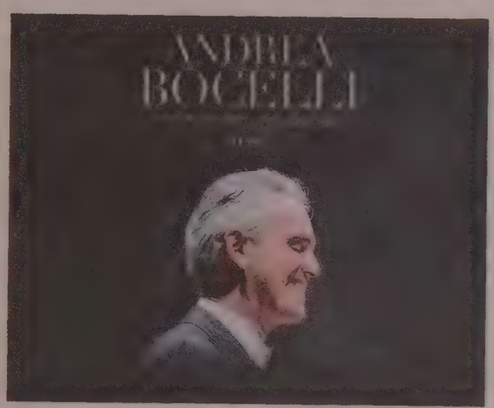
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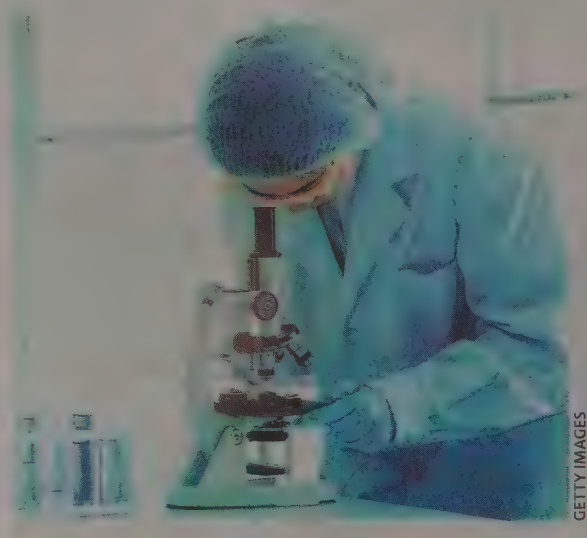
Health on the Frontlines: The Healing Power of Stem Cells

BY PETER MICHALOS, MD

To get it out of the way immediately, we are NOT talking about fetal or embryonic stem cells today.

At birth, the umbilical cord and placenta are routinely discarded. These healing stem cells are harvested in Colorado by vitro Bio Pharma and distributed around the world to help people heal and improve their quality of life. They cannot be used in the USA as they are not FDA approved, and large corporations in the pharmaceutical industry have lost interest in funding clinical trials on something you can't patent. Big pharma saves many lives through new research and development but ultimately must answer to their shareholders and show a profit.

I became fascinated with these umbilical and mesenchymal stem cells after meeting people whose conditions improved after I.V. and local injection of stem cells. I went to the island of Antigua where Dr. Joseph John, a Columbia medical school graduate, worked tirelessly to change laws so that stem cells



GETTY IMAGES

cold be used in the island nation of Antigua. The medical director who is based in Chicago and does the procedure is Chadwick Prodromos, M.D. Dr. Prodromos went to Princeton undergrad and the Johns Hopkins medical school as well as residency and fellowship training at Yale and Harvard. People from the east coast travel to the Antigua clinic, and west coast people travel to Monterrey, Mexico to the other clinic to see Dr. Prodromos.

Conditions they treat are heart failure, multiple sclerosis, the effects of aging, Bell's palsy, chronic obstructive pulmonary disease diabetes, erectile dysfunction and hip, knee and shoulder problems. People have experienced other benefits such as more energy, less pain and more mobility. The people I contacted in follow-up reported improved heart ejection fraction (pumping ability), improved vision, more mobility and reduced pain. Stem cells are not rejected because they haven't become any specific type of cell. Stem cells are injected into the I.V. and almost magically find where the problem is. We will be hearing more about the healing power of stem cells in the coming years.

Peter Michalos, MD is associate professor of clinical ophthalmology, Columbia University VP&S; chairman, Hamptons Health Society; and a Southampton resident.



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U-Pick Apples on the East End


OLIVER PETERSON

Apple picking season is finally here. It's time for you to get picking on the East End.

Hank's Pumpkintown: Beginning on September 10, apple picking will be available on weekends. For $32, families of four can pick one peck of apples (approximately 10 pounds of apples once the bag is full). Find autumn rose fuji, mutsu, cameo, cortland and more apple variants, each ripe for use in salads, pies or sauces. Open Saturdays & Sundays, 9:30 a.m.–6 p.m. *240 Montauk Highway, Water Mill. 631-726-4667, hankspumpkintown.com*

Harbes Farms Jamesport: Beginning September 3, this farm is a great spot to do a little weekend honeycrisp apple picking — in fact, it has acres and acres of exclusively honeycrisp apples. Entry is $9 per person. *1223 Maine Road, Jamesport. 631-494-4796, harbesfamilyfarm.com*

Harbes Orchard: Open September 3 through the end of October, the 78-acre orchard boasts an impressive 27 apple varieties. The orchard's trellis system ensures that apples are within reach to all. Apple outings include a 3-pound bag, access to the tractor-pulled wagon and live music, Friday through Monday, for around $20. *5698 Sound Avenue, Riverhead. 631-683-8388, harbesfamilyfarm.com*

Hayden's Peach Orchard: Peaches aren't the only fruit available at this orchard, with apples and nectarines also on offer in season. They're typically open seven days a week, 9 a.m.–5 p.m., but be sure to check their website for U-pick changes and other updates. *561 Hulse Landing Road, Wading River. 631-929-1115, davis-peach-farm.business.site*

Lewin Farms: Up for grabs through October, 9 a.m.–4:30 p.m., apples are one of several fruits and veggies ready to be picked at the farm. Prospective visitors are encouraged to call the day they plan to visit, to confirm that the picking of their choice is available. While the U-pick is cash only, there's an ATM in the farm stand. *812 Sound Avenue, Calverton. 631-929-4327, lewinfarm.com*

Seven Ponds Orchard: This orchard opened their apple season earlier than most, with gingergold, redfree and zestar apples available. They're open seven days a week, 9 am.–6 p.m. *65 Seven Ponds Road, Water Mill. 631-726-8015, facebook.com/seven-ponds-orchard*

The Milk Pail: Starting September 3, the orchard is open Friday to Sunday, 10 a.m.–5:30 p.m. Guests can get a 5-pound bag per person, a 10-pound bag for a group of four and a 20-pound bag for six. U-Pick is available through October. *50 Horsemill Lane, Water Mill. 631-537-2565, milk-pail.com*

Wickham's Fruit Farm: Saturdays in September are ideal for apple picking at one of the largest farms on the North Fork. Open 10 a.m.–3 p.m., wagon rides transport farm stand visitors to the orchard where they can pick enough apples for all their baking needs. 28700 Main Road, Cutchogue. 631-734-6441, wickhamsfruitfarm.com

Windy Acres Orchard: Run by a fifth-generation farmer who specializes in U-pick, this orchard is currently open on weekends, 10 a.m.–4:30 p.m. Pick sansa, honeycrisp, zestar, gala and more apples, as well as vegetables and other fruits. *3810 Middle Country Road, Calverton. 631-727-4554, facebook.com/Windy-Acres-Orchard-145017335593755*

Woodside Orchards Aquebogue: Apple picking at Woodside typically starts the second week of September — Thursday through Sunday, 11:30 a.m.–5:30 p.m. — so keep an eye on the website for updates and enjoy their cider doughnuts and hard cider in the meantime. Peck-sized bags cost $20 and are required to enter the orchard. *729 Main Road, Aquebogue. 631-722-5770, woodsideorchards.com*

Woodside Orchards Jamesport: Like their Aquebogue location, Woodside Jamesport kicks off their apple U-pick season mid-September, but unlike Aquebogue, this orchard doesn't open until their apples are ripe for picking. Once they're open on weekends, expect a wide array of apple varieties through October. *116 Manor Lane, Jamesport. woodsideorchards.com*



We spend a lot of time daydreaming about our goals for the future. Buying a home, charting a new career, sending children to college or traveling abroad are common "bucket list" items. You may share these aspirations, or perhaps you have a completely different list in mind. No matter the case, a solid financial plan can be essential in helping you accomplish your life's goals.

Financial plans come in all shapes and sizes, but there are core elements that distinguish those that work best. A well-crafted financial plan is:

1. **Personalized.** Your plan should contain the details of your current financial situation and outline your life goals, both near-term and extending into retirement. Using actual data can ground your plan in reality and help you see what you need to do to stay on track. Generally, there are four areas you should address:

   - **Covering your essentials.** Essentials are the monthly expenses that keep your life running, such as mortgage payments, utility bills and insurance premiums. Your financial plan should provide advice and solutions to cover your day-to-day needs while also providing for your necessary living expenses in retirement.

   - **Maintaining your lifestyle.** Lifestyle refers to the things you want to do and how you want to live today and into the future. If you dream of purchasing a second home or retiring in a warmer climate, your financial plan should quantify the costs of those goals and outline action steps to help you achieve them.

   - **Preparing for the unexpected.** Life is not without its surprises. Your financial roadmap should include contingency plans to help you stay on track financially when something unexpected happens to you or a loved one. This may include establishing an emergency fund and insurance coverage to help offset damaged property or lost wages.

   - **Leaving a legacy.** Your legacy is the impact you make on people, charities and causes that are important to you – now, in retirement and after your death. Key components are naming beneficiaries on key accounts, building charitable giving into your financial life and estate planning to determine how you want your assets to be distributed to your heirs.

2. **Comprehensive.** All the bases of your financial life should be covered within your plan, from insurance to investments, cash flow, retirement, estate planning and everything in between. Include your financial obligations and goals, no matter how big or small they are. Seeing your full financial picture in one place makes it easier to adjust course or test scenarios as your priorities change down the road.

3. **Dynamic.** A financial plan is not a static document you create once and never revisit. Rather, it puts a stake in the ground that can inform future decisions. Your financial plan should be updated as your life goals and circumstances change.

4. **Trackable.** Without a plan, it is difficult to determine if you will be prepared to meet your anticipated retirement date, whether you have sufficient sums saved to put a child through college, or if you've taken proper steps to protect your family. In this way, your financial plan can help you stay accountable to your financial future.

5. **Useful, no matter your net worth.** Turning your goals into reality without a financial plan is a lot like driving in an unfamiliar place without a GPS. Regardless of how much you make or have saved, a financial plan can help you be strategic with your dollars.

If you have not yet had a comprehensive financial plan prepared for you and your family, consider working with an advisor who can help you get started. Together, you can identify doable steps to help you work toward your financial dreams.

Philip P. Andriola, JD, is a Private Wealth Advisor and Chief Executive Officer with Andriola, Goldberg & Associates a private wealth advisory practice of Ameriprise Financial Services, Inc. He offers fee-based financial planning and asset management strategies and has been in practice for 24 years. To contact him, www.philippandriola.com, 50 Station Road, Building 6, Unit #2, Watermill, NY 11976. 631-458-7050

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EAST END LIVING

Shinnecock Voices: Mishoon Race Sets a Pace for New Beginnings

BY ALLI HUNTER JOSEPH

It will be an early one again this Sunday, September 4—7 a.m. to be exact — when members of the Shinnecock Nation, my people, gather on the shore of Shinnecock Bay to hold our annual Shinnecock Whalers Mishoon Race. The Mishoon, or canoe race, is now in its seventh year, and has grown from a small group of tribal members interested in rebuilding ancestral traditions, to a large gathering of Shinnecock and sister tribe members attending our annual Shinnecock Indian Powwow.

"We have been connected to the water since the beginning of time," founder Christian Weaver said. "Not only does it provide our sustenance but also is medicine. Its natural calming elements and health benefits are key to our survival as a people, which was especially vital during the pandemic, he explained.

The annual Mishoon race celebrates Indigenous peoples' long, harmonious relationship with the water, the bringing back of fishing traditions, and the collaborative work seen in canoe culture. "When we journey out in a canoe, that's one thing, but bringing it home is another — our people have this gift to keep for the rest of their lives," Bullock said. For Indigenous people, as Weaver noted, water is healing, and in fact, is integral to our idea of life itself.

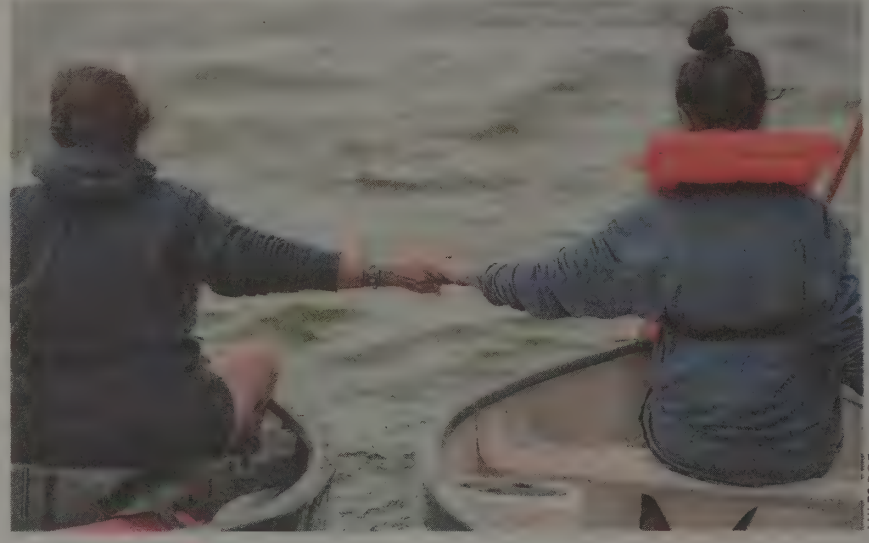
"When Chris Weaver had this idea, he reached out to people in the community who have done the work of regenerating the Mishoon tradition," said fellow organizer and a lead paddler, Chenae Bullock. "By doing this, he's brought us all together to share oral history, and share the canoe story."

By way of history, our ancestors would make long journeys to other tribes, respecting the local traditions and languages of those they visited. They would camp on shore, then exchange gifts, meals and prayers. This traditional way is still honored today by paddlers like Bullock who along with other tribal members often spend days on the water annually, traveling by water to the lands of our sister tribes. The coastal waterways were our highways, our path to connect to family. And some paddlers, they still are.



MILES ROE

ALLI HUNTER JOSEPH PADDLING WITH COUSIN GINEW BENTON IN 2021



MILES ROE

A MOTHER AND DAUGHTER HOLDING HANDS AT THE START OF THE 2021 RACE

Indigenous water rights are a frequent topic of discussions about Native American sovereignty, and since the 1630s, Indigenous people have been deprived of these rights both in Southampton and throughout the world. As we are from a whaling culture, the Shinnecock and other coastal Indigenous people could navigate through any waters, finding our way home. And now, many of us still do.



In some ways, the annual Shinnecock Powwow weekend when the Mishoon takes place is an actual homecoming, and one that we haven't been able to replicate in nearly three years. When people couldn't gather inside or close together, and time felt as fluid as in the unconscious mind, they could still be on the water — just like we did eons ago.

"I feel that just within the two pandemic years we've had, so many things have happened globally, from mental health to the environment, to people's thoughts about sustainability," said Bullock. "As Shinnecock people, we never stopped thinking about the water, and being more present in the water. During pandemic, we actually had the largest turnout for the Mishoon that we ever had, which was a true blessing," she remembered. "We had time, which is something that we don't always have. The pandemic in essence stopped time, and it wasn't the usual rat race."

In the past two years of paused international activity, the race continued, and, as Bullock notes, it grew. "More people know about the canoe race, more have practiced to be in the canoe race, and the water is excited about the canoe race," she said. "When we first started, there really weren't a lot of people for whom this was a priority. But over the years, we've been seeing the crowd grow, and in 2021 was the largest we had of Shinnecock and other family."

2019's Mishoon was my first year, and I've returned ever since, when the race was held. Though I rowed in an eight-(wo)man for a time in college, and thought I could paddle a canoe, last year, my teammate and cousin Ginew Benton and I were bested with ease for second place by our tribal elders, the very skilled Charlie Smith and wife (Ginew's mom), Sherry.

This year, the 7 a.m. start will again draw sleepy tribal members clutching cups of hot coffee provided by organizers, canoes driven down to the beach, and general greeting of long-time friends and relatives we haven't seen in a year — or three — in some cases, now.

Many Indigenous cultural traditions are shown to the public at our annual powwow, but this sacred paddling of our canoes is arguably less visible but no less important. Opening with a prayer led by a tribal healer and medicine man, the race has a very private and sacred feel, and it is that — but make no mistake, it's meant to be a fun way to remind our people (and any invited spectators) that we are still very much in touch with the pieces of our ancient selves that are vitally important.

"The world is paying attention to what we're doing, and it makes me proud that there are people in our own community who have an interest in not only the Mishoon tradition itself, but the water, and putting the prayers on the water," said Bullock. "It's a refreshing moment to gather at the dawn, and have a cup of coffee, or tea, and reconnect. Now, we have a lot of elders who come out on the sand with a cane, and even little ones can participate," she noted. "We have the ability to continue our tradition, and having a presence in the water exercises our sovereignty. These races also teach you about yourself — are you focused on the money, or activating yourself in the space? It's a nice way to encourage people to remember what matters."

Alli Hunter Joseph is a journalist, producer and member of the Shinnecock Indian Nation. She has taken second and third place in the Mishoon race so far, and hopes for at least second this year.

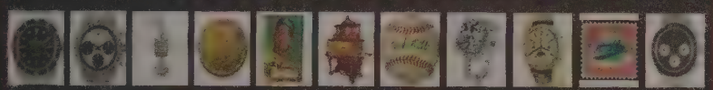


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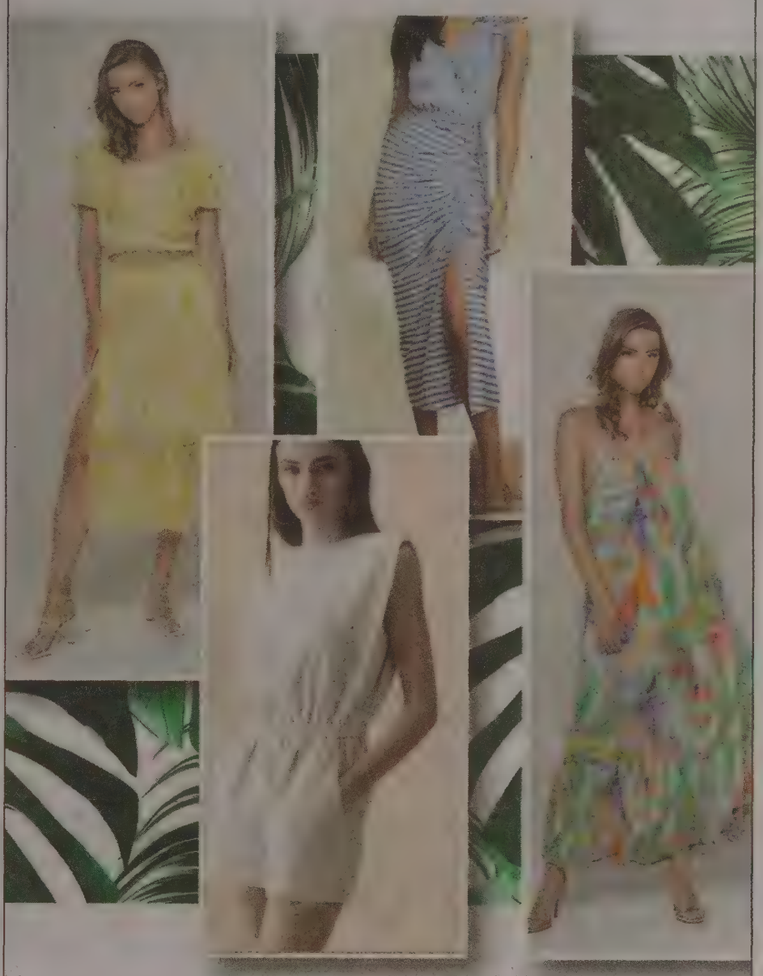
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KEVIN LANG

How To Deter Car Thieves From Stealing your Vehicle

Here are some tips to protect your vehicle from being stolen.

1. Don't leave your car running while unattended. This is tempting during winter or summer to let the vehicle warm up or cool down before you get in, but it also is the perfect opportunity for thieves.

2. Don't make car keys accessible. Thieves often steal vehicles when the keys are left in the ignition or hidden in the car.

3. Don't leave valuables in your car. Leaving valuables such as electronics, wallets, cash, etc. in plain sight makes your vehicle a target.

4. Lock the wheels. Thieves can be deterred by anti-theft devices on steering wheels or brake locks.

5. Know your vehicle. Make sure to document your license plate number, VIN number, make, model, year, and color in order to file a police report if need be.

6. Buy a vehicle with an alarm. Most vehicles today come equipped with anti-theft devices which auto insurance companies give discounts for.

7. Park in well-lit areas. Most vehicle thefts occur at night when its dark outside. Parking in a lit and visible area is best.

8. Engage your emergency brake. Vehicles are more difficult for thieves to tow away if the emergency brake is engaged.

9. Use a tracker Police can use vehicle tracking devices to more quickly find stolen vehicles.

In addition to this column's insurance tip of the week, I want readers to know they can call me for advice, questions or any coverage concerns at any time at 1-866-964-4434.

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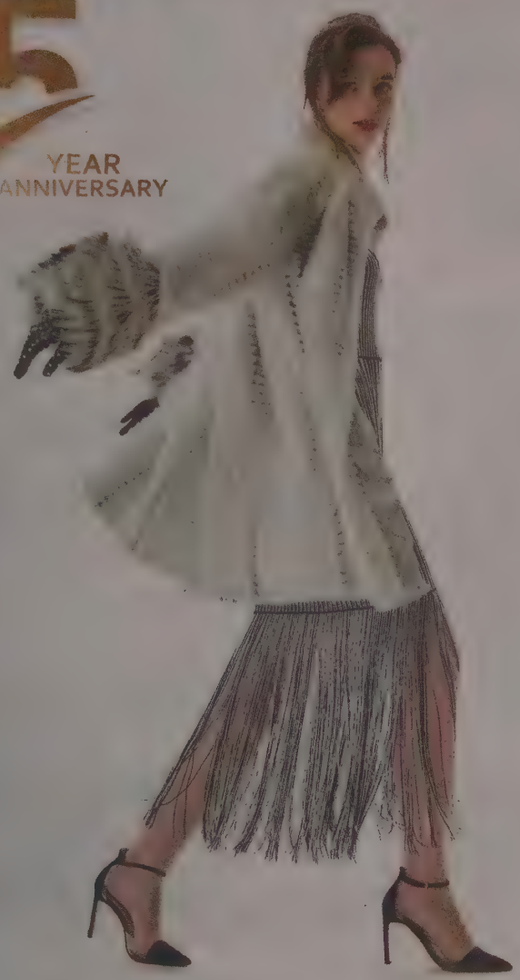
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SALUTE TO SOUTHAMPTON

Salute to Southampton: Heart of The Hamptons



SOUTHAMPTON VILLAGE'S MAIN STREET ROB RICH



BIBA NY'S NEW POP-UP INSIDE STITCH IN SOUTHAMPTON STITCH



GUESTS ENJOYING NAIA HAMPTONS COURTESY NAIA HAMPTONS

BY TATIANA KRISZTINA

One of the most prominent communities on the East End and home to the South Fork's only hospital, the Village of Southampton boasts one of the most robust downtowns in the region.

In addition to Southampton having so much to offer, there are also opportunities for visitors to try a variety of new trendy boutiques, pop-up shops and fresh dining scene concepts.

Here's a roundup of the latest openings giving shoppers and diners yet another reason to visit Southampton.

BIBA

This summer-themed boutique is now open in Southampton and frequented by celebrities and locals alike. The owner handpicks collections for women of all ages and sizes. *16 Windmill Lane, Southampton. 631-259-2762*

Lobster Roll aka LUNCH

The iconic restaurant in Napeague has opened a new location in Southampton. Now you don't have to travel far for your seafood cravings. *32 Montauk Highway, Southampton. 631-283-3460, lobsterroll.com*

NAIA Hamptons

Described as European beach-chic, this restaurant is located at the Capri Hotel and boasts international farm to table cuisine. Features bottomless brunch every day and a DJ. *281 County Road, Southampton. 934-222-0099, naiahamptons.com*

Nordstrom Local Pop-Up

This pop-up located in the Hampton Jitney terminal opened on May 27 and runs through September 7. It features pickup options, returns and alterations to make Nordstrom more available to the Hamptons. *395 Country Road, Southampton. nordstrom.com*

The Carpetman by STARK

The Carpetman by STARK celebrated its grand opening on July 16. STARK, the family-owned carpet brand, has paired with Southampton flooring company The Carpetman to bring together quality designs and carpeting all at one location. Along with a vast selection of carpets, The Carpetman by STARK also offers wood and vinyl flooring, as well as gym floors. Both businesses have been open and assisting customers for many years. Stark was founded in 1938 by Arthur Stark. The business is now being run by his grandchildren, Ashley and Chad Stark. The Carpetman, also a family-owned business, has been in operation for nearly 50 years. *633 County Road 39A, Southampton. thecarpetmanbystark.com*



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Get an Insider's View During Southampton House Tour

BY TAYLOR K. VECSEY

Go behind the hedges next weekend and get a look at some of the most distinguished homes and gardens in Southampton and Water Mill during a house tour to raise money for the Southampton History Museum.

Following the tour on Saturday, September 10, there will be a Champagne reception sponsored by Southampton's Sant Ambroeus restaurant on the grounds of the Rogers Mansion.

"This annual benefit, besides being a lot of fun, enables the museum to continue its free education programs and maintain our many historic buildings," says Tom Edmonds, the executive director of the Southampton History Museum. "The spectacular homes on the tour this year range from historic to ultra-modern and reflect Southampton's leadership architecture and interior design."

Homes on the Southampton House Tour

Homes on the tour include "Cocoon House," a modern home with rounded, shell-like architectural forms designed by Nina Edwards Anker, which stands out from its neighboring traditional homes that were built more than 100 years ago. It sits on a property that was once part of a larger estate designed by Stanford White, one of the most famous architects during the Gilded Age known for his shingle-style architecture.

While Cocoon House is shingled, it has an inventive design. Thick walls on the west and north sides retain heat in the winter, while the south and east sides of the home welcome natural light and the cool ocean breeze, according to the hour tour information. "Colorful skylights, a long reflecting pool, and a lush setting tucked away from the road all add to the dynamic and sophisticated setting."

Next up on the tour is the historic Captain George White House on Main Street, which boasts an exterior restored "to within a sixteenth of an inch" of the way it appeared for more than a century, the museum says. "Its preservation by R. Marco Robert is also a tribute to its best-known occupant, Captain George White (1819–1893), a fearless whaler who was equally fearless in his fights to preserve public access to Southampton's beaches. Southampton residents have watched over the past year as the house, dramatically suspended aloft, was given a new foundation," the museum continues.

A total of 50 windows were custom-made and, inside, the house was updated using repurposed original materials wherever possible, such as salvaged beams.

The "Cape Cobb" house in Water Mill, located off of Cobb Road, is included as an example of the Cape Cod style, brought to New England by English colonists in the 17th century. "In this expanded version, the basic elements are there, but the owners have not made themselves prisoners of the era's sober colonial ethos," the tour information says. "For a recent redecoration, they have kept to a traditional style but given it a more light-hearted, whimsical flair. A covered back terrace overlooks a deep east-facing lawn with an American flag flying high."

Also located in Water Mill is the next home, a Tuscan-style villa built in the 1920s. "Vintage Village" is set on two-and-a-half acres on Burnett Creek, affording breathtaking views. Formal gardens and stepped terraces lead out towards the water, while garden paths show the way to distinct garden spaces, including a separate gated swimming pool garden, according to the description.

"While the high-spirited era of its origins has not been lost, subsequent owners have put their stamp on the estate, bringing it up to date in all the practical ways," the description says. "Its current owners have made it theirs, revamping the landscape and redecorating the interior, which features a spacious living room, sunroom, modern kitchen, library and dining room."

Back in Southampton Village, the Halsey House & Garden, the home lot of Thomas Halsey Sr., one of Southampton's founders. The house originally faced south, but sometime between 1720 and 1740 Thomas Halsey Jr.'s son, Isaac, revolved the frame to face Main Street during an extensive remodeling project. In 1958, the Southampton Colonial Society, now the Southampton History Museum, purchased the Halsey House and restored it.

The famed St. Andrew's Dune Church, a Southampton landmark on the ocean dunes just south of Lake Agawam, completes the tour. Originally built as a life-saving station in 1851, the iconic red building was acquired by five of Southampton's founding families and donated as a church in 1879. A local carpenter created the rustic interior, which features 11 Tiffany windows.

Though it was nearly destroyed by the 1938 Hurricane, it has been restored and has twice been moved back from the sea. Now a non-denominational church, summer services are still held there with 2022 marking the 144th year of continuous worship.

Exact addresses will be given with the tickets. Admission is $150 per person in advance and $175 on the day of the tour. Tickets can be purchased on southamptonhistory.org/iv or by calling 631-283-2494. Tickets can be picked up at the Rogers Mansion between 11 a.m. and 3:30 p.m. on September 10.

The tour will be held from 1–4 p.m., followed by the Champagne reception at the Rogers Mansion at 17 Meeting House Lane from 4:30–6 p.m.



CAYLON HACKWITH/COURTESY SHM

THE COCOON HOUSE, SEEN HERE IN 2020, IS ONE OF THE HIGHLIGHTS ON THE HOUSE TOUR TO BENEFIT THE SOUTHAMPTON HISTORY MUSEUM.



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ST. ANDREW'S DUNE CHURCH BUILDING DATES BACK TO 1851.



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THE HALSEY HOUSE IN 2018



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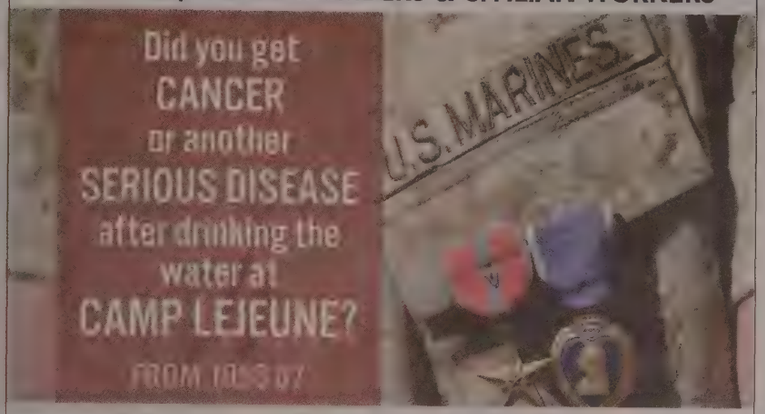
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OUT EAST END

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Award-winning Author A.M. Homes on Her New Book 'The Unfolding'

BY ANGELA LAGRECA



JUERGEN FRANK/CORBIS VIA CONTOUR BY GETTY IMAGES

A.M. HOMES

The American writer A.M. Homes has pushed a lot of literary buttons in her time, unafraid to raise the questions that haunt, hurt and ultimately heal us.

Her new book *The Unfolding* (Viking) comes out this month, her first since winning the Women's Prize for Fiction in 2013 for her sixth novel *May We Be Forgiven* (her new book will be her 13th). At the time, the chair of the judges described her work as "a dazzling, original, viscerally funny black comedy — a subversion of the American Dream."

She is poised to dazzle again with *The Unfolding* which couldn't come out at a more prescient time, tackling issues of power, American identity, alternate truths and probing for a reconsideration of what words like truth, freedom and democracy really mean.

Set in 2008, *The Unfolding* revolves around The Big Guy, a lover of family, money and country who is undone by the results of the 2008 presidential election, when John McCain lost to Barack Obama. The Big Guy taps into a group of like-minded men to reclaim their version of the American Dream. Sound familiar? Homes says she wrote the book before the events that unfolded on our Capitol in January of 2021. The book also weaves a compelling narrative about family and the ties that bind — and sometimes blind.

A writer's writer who lives in New York City and East Hampton, Homes teaches at Princeton, serves on numerous literary boards, has worked on television projects for HBO, FX and CBS and was a writer/producer for the Showtime series *The L Word*. Her work appears frequently in *The New York Times*, *The New Yorker* and *Art Forum* and she is a contributing editor at *Vanity Fair*, among other publications. Several times a year she collaborates on book projects with artists such as Eric Fischl, Rachel Whiteread and Michael Chelbin.

She also appreciates a good egg white power bowl at Main Beach in East Hampton while watching the sunrise and the whales spray.

We caught up with A.M. Homes via telephone to talk about her new book, what drives her writing, her friendship with the late Edward Albee and what she loves about the East End.

People have described your writing as "fearless," "haunting," "daring" and "funny." How do you see yourself?

I try not to look in the mirror. (laughs) To be honest I don't see myself. It's a good question, It's also a complicated question. I feel like in some ways I'm sort of a person without an identity. I'm adopted, I grew up in a family where a child had died — very complicated. So that's the literal question.

As a writer, I'm really a fiction writer, so for the most part — unless I'm purposefully writing nonfiction and memoir — I'm not part of the story, if that makes any sense.

It does. But then in terms of getting your stories out and what motivates you to write — where does that come from?

In every way I'm writing in relation to the world we live in and the moment we live in and I'm always trying to in some ways make sense of it and I would say prompt conversation about it. I don't ever presume to have answers of why our world is the way it is or why people have road rage or why people in the Hamptons drive so badly in the summer. (laughs) What is up with that? They're like seagulls in (Finding) Nemo where they're like "Mine, mine, mine!'

I do think I want to make work that prompts con-

versation and questions. On the one hand it's quite serious but I feel like for me in order to be serious I also need the relief of humor and I want the relief of humor.

With all of the things you have written, you don't shy away from difficult "stuff."

No, I don't. I think in some sense I probably feel slightly compelled to talk about the things that we don't talk about because I know they're difficult to talk about. But I also think we don't make a lot of progress if we avoid them.

This new book in many ways is about what happens when people fear losing power and what lengths they will go to maintain that power.

Like the Big Red Headed Guy in Florida ...

Right. It's pretty intense in that sense and I started it before Trump was really on the horizon as a presidential candidate. It took me a long time to write and as all of that was unfolding I thought, "Well, I don't want to write a reaction to it so I had to figure out how to write along those lines without being reactive. It's interesting and challenging ... I feel like the political establishment kind of lost contact with the average American and at the same time there were incredible amounts of dark money or unaccounted for money flowing into the political system and it's having a big effect. And I think that that's really part of what's happened.

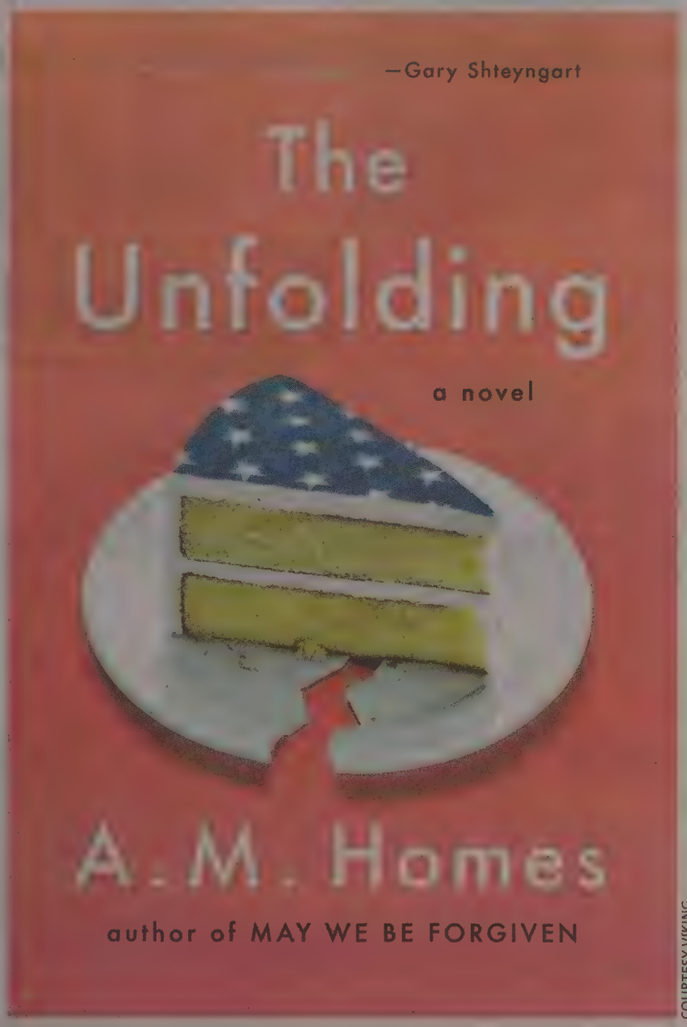
It (*The Unfolding*) is really a story about the family also sort of unraveling and in their unraveling there is greater truth, so that's cool to me — that they come to know each other and themselves and there is more humanity to that and possibility.

Were you always a writer — how did that evolve?

I wanted to be in the Rolling Stones and they have a very low vacancy rate so that didn't happen. (laughs) I have been writing since I was a teenager. I had a play that won an award that was produced when I was 19, I wrote my first novel, *Jack*, which was one of the 100 most banned books in the country and still was on the most recent list of books that they want to ban in Texas.

What's your take on all this recent book banning?

I think that the idea of banning books is a very strange effort to control people's access to knowledge and thought and information and to developing their own points of view and so I think that is obviously dangerous and destructive and fundamentally not okay. Children will find their way to information and stories that they need to read in order to help them figure out who they are — that's part of why we read. We read obviously for entertainment but obviously to find ourselves or to find our way into other worlds so that makes me super sad. And it feels very peculiar it just seems, it's not useful.



COURTESY VIKING

"THE UNFOLDING" HITS STANDS IN SEPTEMBER

What drew you to the East End?

I first came out there in 1985 and I've been out there regularly since ... part it was the history and the artistic history. I'm a huge de Kooning fan and Pollock fan and the idea of being in that place and in that light was very compelling to me.

And then Edward Albee who was out there had — and it is still going — a writer's retreat in Montauk and I was there twice as a writer, as a very young writer, and Edward was enormously supportive of my work and also of the taboos and of the limits that my work pushed at and that meant a lot to me, an enormous amount, because it was a sort of vote of confidence of what I was up to very early on. That's the kind of thing I would say is harder to come by these days.

What keeps you out east?

I will say that it was the beach and nature and the trees and literally watching the seasons evolve that got me through Covid. I spent March of 2020 on my sofa just looking out the window. I was really sick ... But being out there it changed me on a physical and on a spiritual level. And to me it really is about the light and about the cycle of nature. I have bird feeders and I love that I have, as I put it, the same customers every day over several years which I never noticed before. I never slowed down enough to notice that the same blue jay, the same woodpecker, would come. And in that sense, it sounds corny, but it truly lifts my heart. So there's that part.

Any favorite East End go-to spot you can share?

My favorite this summer is at Main Beach — the restaurant is staying open later so there are some nights it is open until 8 o'clock. The food is actually pretty good and they also make breakfast at 8 a.m.; they make an incredible egg white bowl ... and they also do avocado toast which is surprisingly good. And at night they have wine now which is obviously shockingly new at the beach and you can sit there and watch the sunset and it's so beautiful, it's a whole different crowd and they have Shabbat on the beach on Friday and the concerts on Tuesday.

As much as there is fancy East Hampton and you know a lot of those people, whatever, I also like the mix of people who are really, really local — the cops who come and get an egg sandwich for breakfast and the little old lady who can't walk all the way down to the beach so she comes and sits under the awning. And it's just the best.

A.M. Homes new book The Unfolding *(Viking) comes out on September 6, 2022. On Friday, October 28 at 6:30 p.m. she will be in conversation with writer Jill Bialosky at The Church in Sag Harbor. For more information, visit amhomes.com.*

Have a story idea, event listing or resource for Out East End? Email alagreca@danspapers.com

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OBITUARY

Steve Haweeli, Founding President of WordHampton Public Relations, Dies at 68

Steve Haweeli of East Hampton passed away on August 23 at the age of 68. He was a devoted father, dedicated business owner and mentor and a great friend to many from all circles of life.

Born in White Plains, N.Y. to Eleanor and Norman Haweeli in 1954, he moved to the East End in 1991 when he was hired by Jeff Salaway as the lead bartender at Nick & Toni's restaurant. Founder and president of WordHampton Public Relations, Steve launched the company from behind the bar at Nick & Toni's in 1992. The charismatic bartender, always networking with customers, transitioned his skills into promoting restaurants and other businesses thus creating the foundation for WordHampton. Built from the ground up, WordHampton became one of the first and most successful public relations firms in the Hamptons and subsequently throughout Long Island. In 1997, Haweeli brought on Nicole Castillo as a full time employee and the business continued to grow over the next 30 years under the management of the duo.

"Steve has been an incredible mentor to me over the years, teaching me everything from how to write a press release to running a business," said Castillo. "I value each and every piece of advice he has given me. I am honored to continue his legacy as the owner of WordHampton and only hope to continue the successful groundwork he has laid."

With hundreds of clients over the last 30 years in business, Haweeli was a huge influence on the East End community.

"Steve was a passionate man whose passions knew no boundaries when it came to business, sports, his biological family, his work family and to those he considered a friend. Steve will be missed by so many people for so many different reasons," said Mark Smith, owner of Honest Man Restaurants. "Steve was a lover of life and fought until he could not fight anymore. A life well lived. Rest easy, my friend."

Known as one of Long Island's most successful and recognizable agency principals, Haweeli was honored with several awards including the prestigious Jack Rettaliata Lifetime Achievement Award from the Public Relations Professionals of Long Island, Long Island Business News' Fifty or so Around 50 Class of 2010 business leaders; and as an honoree at the Long Island Hospitality Ball for his industry contributions. Haweeli was also a founding member of The Croft Society, a professional group of public relations and communications firms across the country dedicated to sharing business management practices and developing future agency leaders. Haweeli was a former board member of the East Hampton Chamber of Commerce, the Suffolk County Community College's Culinary Arts program, the Family Service League and served as a vestry member of St. Luke's Episcopal Church in East Hampton. Haweeli also hosted the LTV series foodTALK for 3 seasons which featured many East End chefs, growers and other food-lovers and always included lots of laughs.

With an interest in many cultures, Haweeli traveled to more than 30 countries in his lifetime. He was an avid reader and lover of all genres of music, in particular he loved jazz and went to live performances whenever he could. His love for music trickled down to his son Ned.

"His love for vibrant, expressive music wholly matched his personality as did his insatiable love for travel," says Ned. "He showed me some of my favorite music that turned me into the musician I am today and I would not be the man I am today without his parenting and love."

Haweeli loved to cook and appreciated the abundance of locally grown fresh produce available on the East End. A favorite summer meal was fresh grilled fish (caught by Steve), local corn and homegrown tomato and basil salad. A traditional dish he enjoyed making and sharing was his ham salad, a family recipe. Made fresh and always a crowd pleaser, he enjoyed sharing with his family and friends.

In 2007, Haweeli found his calling as an artist, creating vibrant contemporary abstract works in oil and acrylic. The theme of the East End appeared in many of his works, representing the feeling and beauty of the sublime environment on the East End. His works have been shown in local galleries and exhibitions and are in several private collections.

Haweeli was a lifelong Yankee fan (referring to them as The Stankees when on a losing streak and doing a spot-on imitation of stadium announcer Bob Sheppard for anyone willing to listen!). He was a graduate of Hamilton College and lived in East Hampton for over 30 years. When weather permitted, he swam daily at Maidstone Beach, one of his favorite places in the world.

"Steve was a lover of everything beautiful, colorful and exciting in the world," said Ellen Watson, former wife and good friend. "His extensive travel and love of different cultures opened his mind to all that the world has to offer. He loved life and lived it to the fullest each day. A bright light has gone out and he will be greatly missed."

Haweeli is survived by his son Ned Haweeli, his cousins Ellen and John Haweeli, his dedicated staff at WordHampton, including his longtime business partner Nicole Castillo and a huge circle of extended family, friends and colleagues from around the world.

Donations may be made in Steve's memory to The Springs Food Pantry (springsfoodpantry.com) or 5 Old Stone Highway, East Hampton, 11937.



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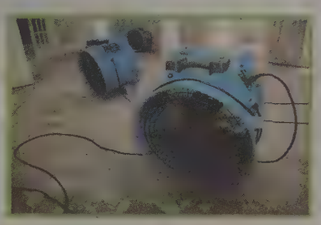
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HOME IMPROVEMENT

How Homeowners Can Mitigate Drought Impacts



THERE ARE STEPS PRIVATE HOMEOWNERS CAN TAKE TO PREPARE FOR DROUGHT BEFORE IT OCCURS.

Drought is becoming a more frequent problem. According to NASA, the last 20 years have produced some of the driest conditions in the American west on record. When drought occurs, it is now more severe and pervasive than it once was, which underscores the importance of planning for drought before it occurs.

Government efforts to combat climate change, which NASA indicates is behind the increase in drought over the last two decades, might produce large scale change needed to protect against drought. But there's also steps private homeowners can take to prepare for drought before it occurs.

CHECK YOUR WELL PUMP REGULARLY

The U.S. Department of Homeland Security urges homeowners who have a well pump on their properties to check them regularly for leaks. If the pump turns on and off while water is not being used, it has a leak. Addressing the leak promptly helps to conserve water, which is one of the most effective means to combatting drought.

PLANT NATIVE SPECIES

The U.S. Forest Service notes that native plants are adapted to the local climate and soil conditions. That means they will require less water and will be hardy enough to withstand heat waves in areas where especially high summer temperatures are the norm.

RAISE THE BLADES ON YOUR LAWN MOWER

The DHS notes that lawn mower blades raised to at least three inches encourage grass roots to grow deeper and hold soil moisture. That can help lawns survive drought without much intervention, including extra water during times when water restrictions are in place.

RESEED LAWNS WITH DROUGHT IN MIND

When reseeding a lawn, consider the potential for drought. The DHS recommends individuals in areas affected or likely to be affected by drought plant drought-resistant lawn seed. Drought-resistant grasses, which include Bermuda and Zoysia grass, can withstand prolonged periods without water. However, before reseeding, consult a local lawn and garden professional to ensure the grass will thrive in your area.

DEVISE A WISE WATERING STRATEGY

Come late spring, devise a watering strategy to take you through the dog days of summer. Water-efficient irrigation systems can protect flowers, plants and shrubs during prolonged periods marked by little to no precipitation. In addition, less water will be lost to evaporation when watering during early morning or evening hours when temperatures tend to be less extreme and the sun is not as high. If possible, hand water during these times of day or set irrigation system timers to do so.

Dry conditions are more common today than they were 20 years ago. That reality means homeowners must plan ahead as they try to help their lawns and gardens survive drought.

~ Metro Creative Connection

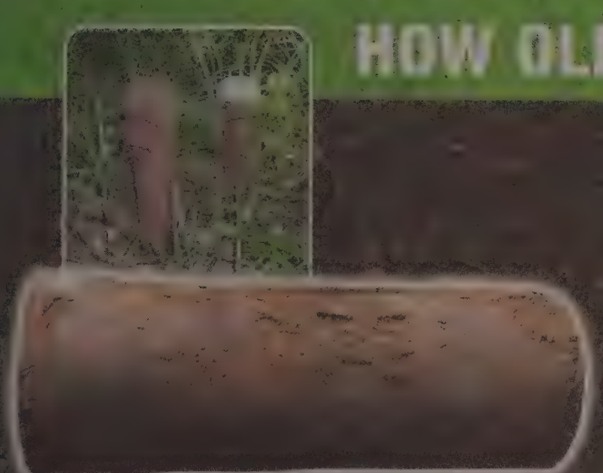


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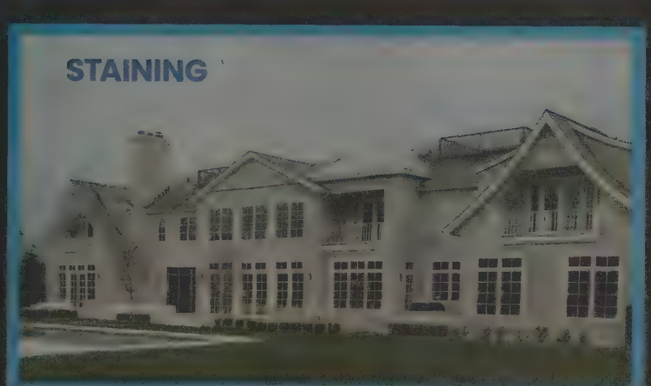
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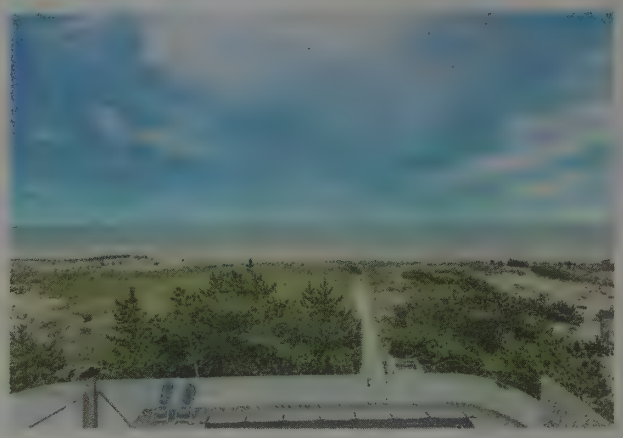
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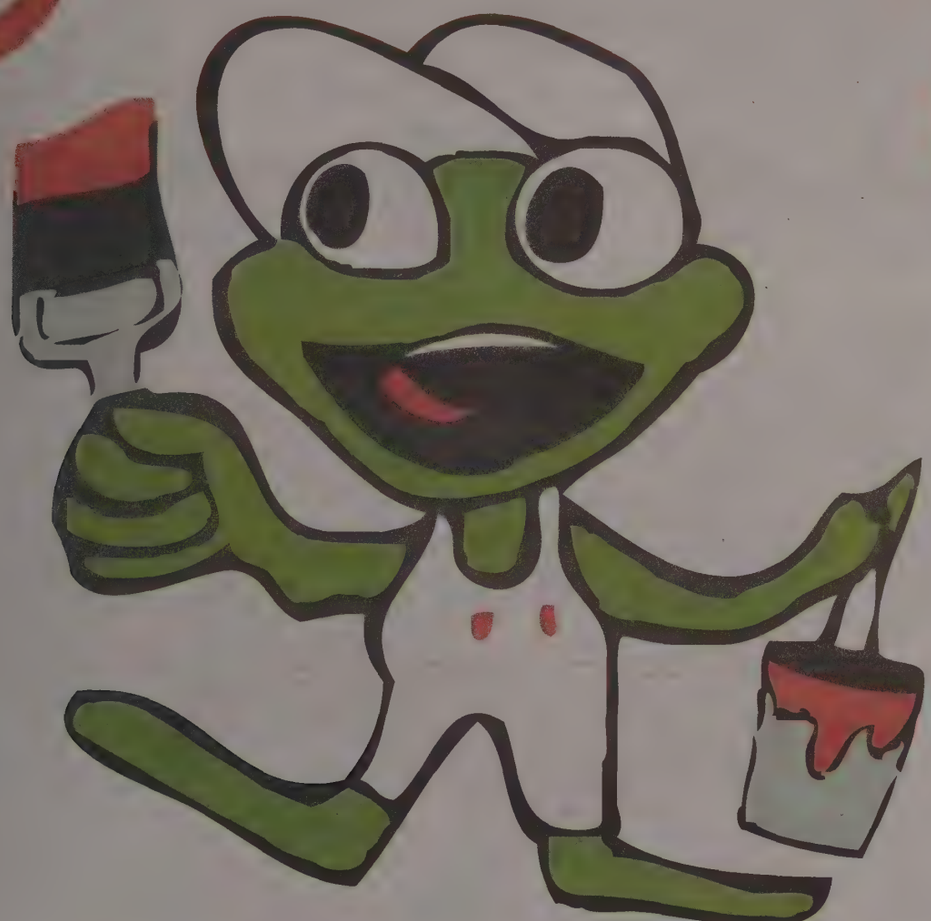
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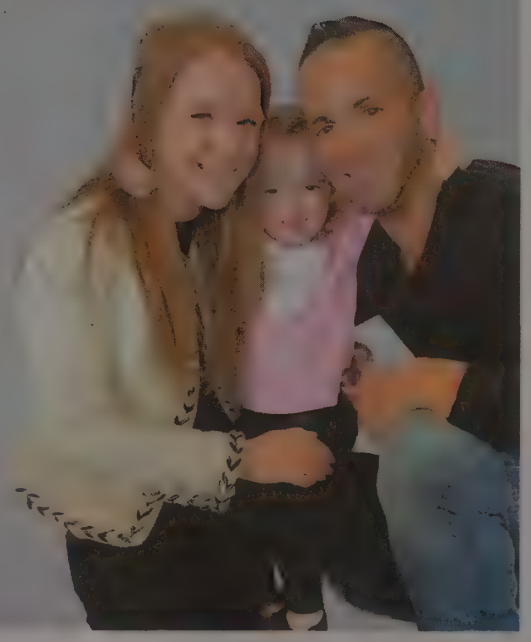
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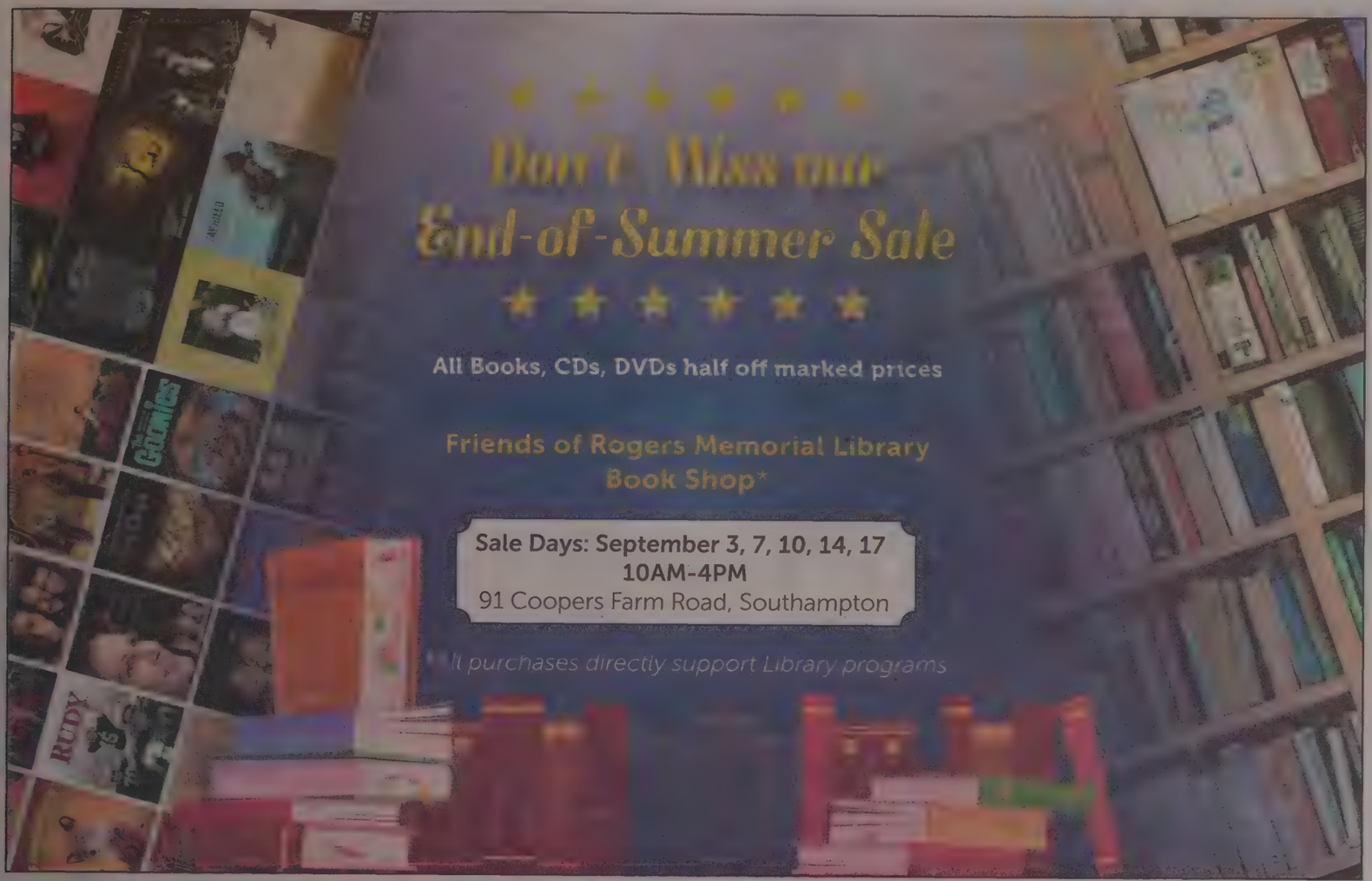
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Mon. Sept. 26, 9:00 a.m.
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Tues. Sept. 27, 10:00 a.m.

Yom Kippur
Kol Nidre Tues. Oct. 4, 6:15 p.m. sharp
Wed. Oct. 5, 9:00 a.m. Yizkor following Torah Service
Minhah at 5:00 p.m. followed by Ne'ilah

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Weekly Shabbat Services in person* or via Zoom**
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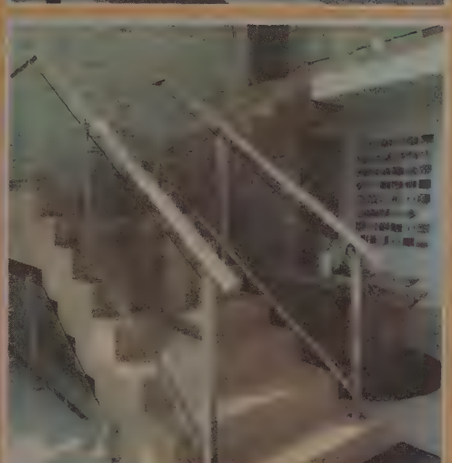
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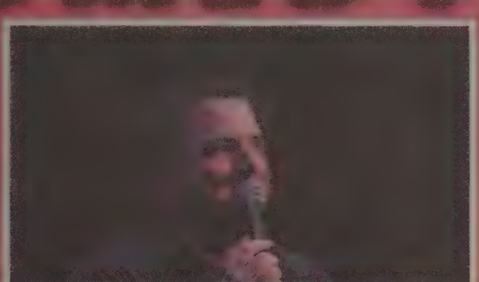
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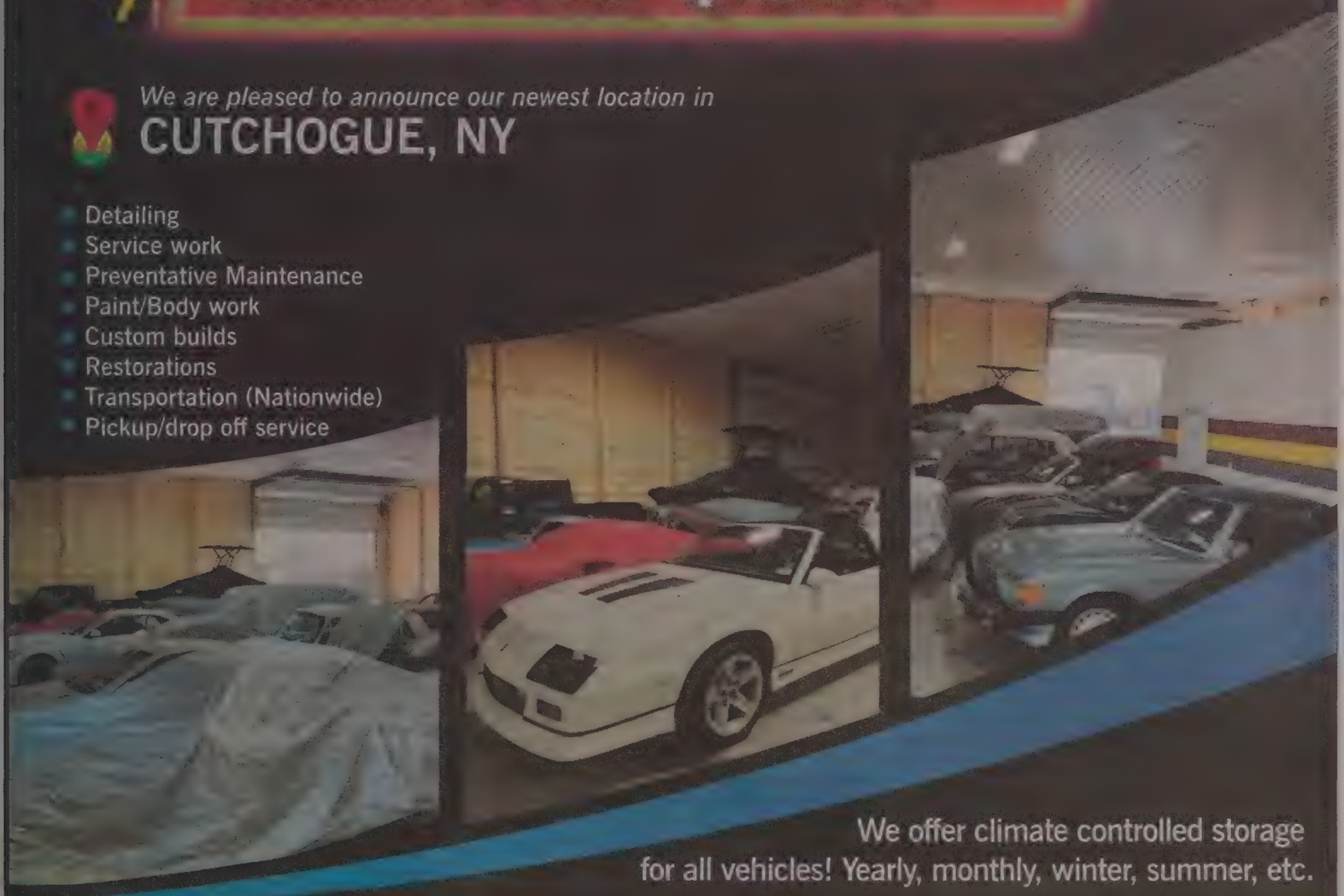
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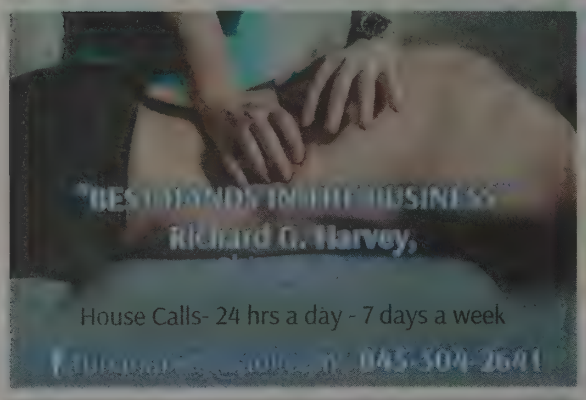


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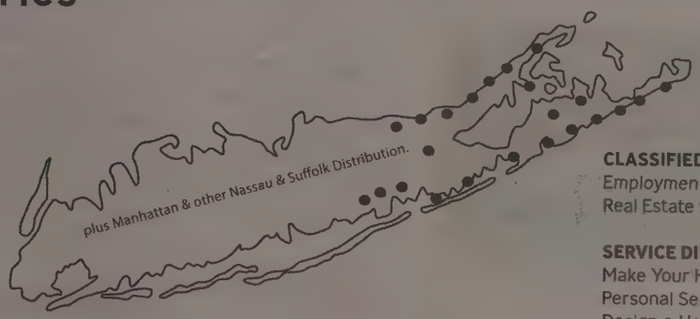
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Dan's Papers

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LEGAL NOTICE

NOTICE OF FINDING OF NO SIGNIFICANT IMPACT; FINAL FLOODPLAIN

NOTICE; AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

September 2, 2022

COUNTY OF SUFFOLK, COMMUNITY DEVELOPMENT

PO BOX 6100

HAUPPAUGE, NY 11720

631-853-5705

These Notices shall satisfy three separate but related procedural requirements.

REQUEST FOR RELEASE OF FUNDS

On or about September 19, 2022 the County of Suffolk will submit a request to the Department of Housing and Urban Development (HUD) for the release of Community Development Block Grant funds under Title I of the Housing and Urban Development Act of 1974 (P.L. 95-128), and Title I of the Housing and Community Development Act of 1977 (P.L. 95-128) as amended, to undertake the single-year project(s) known as:

PROJECT NAME: Town of Village of Greenport - 5th Street

Beach Park Inclusive Playground Equipment Project

PROJECT PURPOSE: The project involves the replacement of the Village of Greenport existing 5th Street Beach playground equipment with handicap accessible playground equipment. The handicap accessible playground equipment will be placed in the same location as the existing playground equipment.

PROJECT LOCATION: The project is located at the Village of Greenport's 5th Street Beach Park in Greenport, NY 11944.

FLOODPLAIN ACRES INVOLVED: It is anticipated that the project involves approximately 0.08 acres of floodplain.

PROJECT DATE: 9/19/2022

FINAL DECISION TO LOCATE IN BASE FLOODPLAIN AREA

The project involves the replacement of the Village of Greenport existing 5th Street Beach playground equipment with handicap accessible playground equipment. The handicap accessible playground equipment will be placed in the same location as the existing playground equipment.

Factors considered in making the determination included: alternatives of relocating the projects outside the base floodplain area, mitigating impacts, and taking no action. Factors regarding damage to natural environments and litigation were also considered.

The actions will conform to applicable State and local floodplain standards. National Flood Insurance Program criteria for the proposed actions will be adhered to. Harm to the floodplain will be minimized based on the nature of the project and through a policy of the Village monitoring the construction process to ensure no unnecessary impacts occur nor unnecessary risks are taken. The actions affirm natural or beneficial floodplain actions as follows:

1) Project activities will not adversely modify or destroy floodplain areas;

2) The project activities will involve improvements to existing Village infrastructure located in floodplain areas.

FINDING OF NO SIGNIFICANT IMPACT

The County of Suffolk has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act (NEPA) of 1969 is not required. Additional project information is contained in the Environmental Review Records (ERR) on file at The Community Development Office, H. Lee Dennison Bldg., 100 Veterans Memorial Highway, Hauppauge, NY 11788 and may be examined or copied weekdays 9:00 A.M. to 5:00 P.M.

PUBLIC COMMENTS

Any individual, group, or agency disagreeing with this *determination* or wishing to comment on the project may submit written comments to the Suffolk County Community Development Office. All comments received by September 19, 2022 will be considered by the County of Suffolk prior to submission of a request for release of funds. Comments should specify which Notice they are addressing.

RELEASE OF FUNDS

The County of Suffolk certifies to HUD that Sarah Lansdale in her capacity as Commissioner of Economic Development and Planning consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have *been satisfied. HUD's* acceptance of the certification satisfies its responsibilities under NEPA and allows the County of Suffolk to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the County of Suffolk certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if it is on one of the following bases: (a) the certification was not executed by the Certifying Officer of the County of Suffolk; (b) the County of Suffolk has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient has incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58) and shall be addressed to HUD at HUD Area Office, 26 Federal Plaza, New York, NY 10278. Potential objectors should contact HUD to verify the actual last day of the objection period.

Lisa Black

Chief Deputy County Executive

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HIGH PROFILE

Rev. Alfred Cockfield: The People's Pastor

BY TODD SHAPIRO

Over the past decade in New York's expansive field of education, few have been more notable and impactful than Rev. Alfred Cockfield. With a presence that begins in Brooklyn but now spans the entirety of the downstate region, Cockfield is viewed by many of the state's most influential as a trusted advisor and tireless advocate for the underserved.

A second-generation educational leader, Cockfield also served alongside his parents, Dr. Alfred S. and Linette Cockfield, at Batallion Christian Academy, which he would later take over himself. Cockfield later founded the Lamad Academy Charter School in Brooklyn. More recently, he has co-founded BLACC: the Black, Latinx, Asian Charter Collaborative, which advocates for fair and equitable education for New York's minority communities.

What began two years ago as a small movement, BLACC has evolved into an expansive and diverse organization representing thirteen-member charter schools. Cockfield helped set the course on which BLACC is today, to transform education by emboldening the environments in which students learn. With a member portfolio that is equally diverse as their student populations, BLACC now represents schools for the arts, humanities, athletics, boys and girls schools, and various other concentration-based educational institutions.

"My parents wanted to give an education to students that were as superior as a private education, while also making it very affordable," said Cockfield. "They started the school over 35 years ago and it is still going strong, educating about 150 students a year."

Also a faith leader in the boroughs to our west, Cockfield holds the title of Chief Operating Officer of God's Battalion of Prayer Ministries. Located in Brooklyn, Cockfield leads the development of the church, through recruitment and retention, partnership alliance, as well as staff, educational, and economic development.

Cockfield holds a degree from New York's prestigious Nyack College — a Christian college and seminary — where he secured his Bachelor of Science and a Master's Degree in Business Administration. Cockfield has been able to implement many of the concepts and expertise he developed throughout his academic career to aid in the various development roles in which he has served in the church.

"We have churches around the world, where we own the property and the land. It is very important to understand the international market as a global ministry. This is why I decided to go get my MBA in business marketing, to understand the different continents. A goal of ours is not only to go into these communities to preach but to also help uplift the communities where we are located," said Cockfield.

"We help with education, finances, and workforce training to make those church communities self-reliant," Cockfield continues.

The church is now in Nigeria, South Africa, St. Vincent, and the Grenadines, Guyana, as well as the United States, with domestic locations in Delaware, Illinois and New York.

A native of Arverne, N.Y., Cockfield now calls the eastern portion of the Rockaway peninsula home. Cockfield says that many of his peers view him as a Brooklyn-Queens pastor.

Cockfield has earned positions of leadership, as a trusted advisor on topics of education and religion to various elected officials. He also proudly serves on the 67th Precinct's Clergy Council, which he fondly calls the "God Squad," of which he is a founding member.

"The God Squad comes out of the precinct where the headquarters of our church is located in the 67th Precinct," he said. "I think it's an awesome responsibility that I don't take for granted. I really cherish it.

"I try to do my best to advise and influence for the betterment of our people," he continues.

While Cockfield has already accomplished a remarkable body of work, he remains wholeheartedly committed to transforming the lives of children and youth through education, most specifically through furthering academic opportunities for the disadvantaged. He works extensively in the community of East Flatbush, in the interest of creating engaging and interactive educational programs for the youth to excel using innovative classroom techniques.

"At the Lamad Academy, we have what we call 'Lamad Life,' which is a social and emotional program," he said. "The students check in and check out twice a day to share what they are dealing with at home, and based upon how they answer, a guidance counselor on our team or our special education team can go in and check on the scholar, talk with them, and alert the teachers to what that child has going on that day.

"You can have a great home, with good money, and a student could still have things that they are dealing with, everyone has some bit of trauma that could lead to an ineffective day in school. It's a holistic approach to making sure our children don't have an ineffective day," Cockfield continues.

Al Cockfield is currently serving as the Chair of BLACC, helping to advise the organization and further its mission of collective advocacy for the education of New York's diverse communities. Alongside CEO Miriam Raccah, Cockfield and the organization has seen a growing list of member schools, which the Reverend says will only continue to expand in the future.

"We now have less than 10% of the charter schools in the New York City sector," he said. "I want to not only grow in membership but grow in the number of schools that are chartered, founded, and led by people of color.

"The industry is dominated by 90% white vs. black, Latinx, and Asian founders. We want to make sure that the schools actually represent the student body," Cockfield continues.

The organization's mission to ensure that families of color have access to high-quality, rigorous public education — with educators and administrators that reflect the diversity of the populations they educate — has never been more important, Cockfield says, in a world where 91% of students in public charter schools are Black or Latinx. Only 8% of the charters, though, are run by individuals of the same ethnic or racial background.

"Studies have shown that for students that have teachers that look like them, the likelihood of them going on to do well in education is higher than those who do not have any teachers of color by the third grade," Cockfield says.

Although Cockfield's educational endeavors are rooted in the boroughs, he has become involved in affairs that impact the east end. In 2021, Cockfield was appointed by the Governor of the State of New York to a Board Member position with the Long Island Power Authority (LIPA). In this capacity, he helps lead the organization that keeps the lights on, and the power running, from the east end across this 118-mile island and the Rockaways. He is the only trustee on the Board representing the Rockaways.



REV. AL COCKFIELD

He also is the CEO and Founder of a Political Action Committee (PAC) called Striving for a Better New York, which supports moderate Democrat and Republican candidates for office, with the intention of electing responsible leadership statewide.

"When you put people in power, they are responsible for that power," Rev. Cockfield says.

"We want to make sure that our elected officials are making decisions that are really for the upliftment of the whole state. It is not just economic, it's public safety, education options, probusiness and market, and affordable housing. That our elected officials are pushing things that improve the whole state and city of New York," Rev. Cockfield continues.

And, throughout these duties — and beyond them, in his personal life — Cockfield has developed an affinity for the East End. He enjoys short visits to Long Island's south fork for many of the same reasons that we all do during the warmer months.

"I'm a Rockaway boy, so I love the beach. I love everything about the East End: the restaurants, the people, Montauk, the water, the beach, fishing, and hanging out with great friends and family. I just spent a week in Martha's Vineyard with my family, my children, and my grandson, I love being near the water.

"Whether it's East Quogue, East Hampton, Southampton, Sag Harbor, I love it all," Cockfield concludes.

Todd Shapiro is an award-winning publicist and associate publisher of Dan's Papers.

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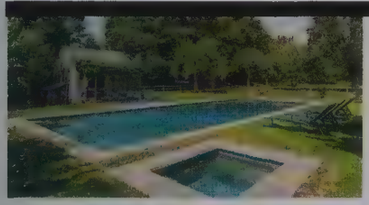






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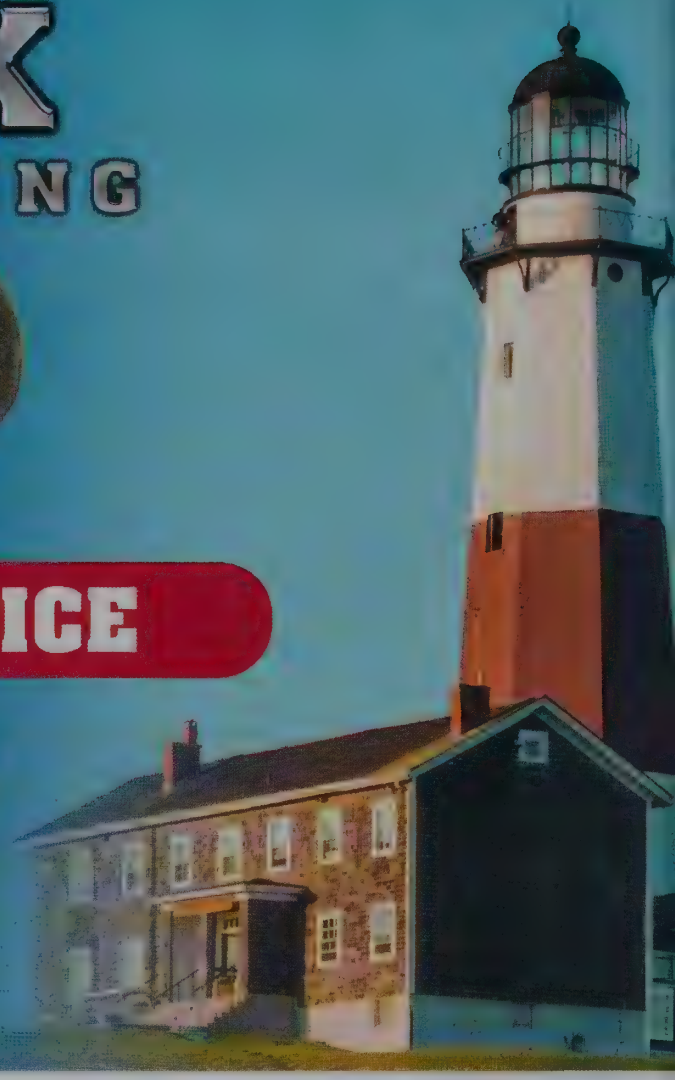


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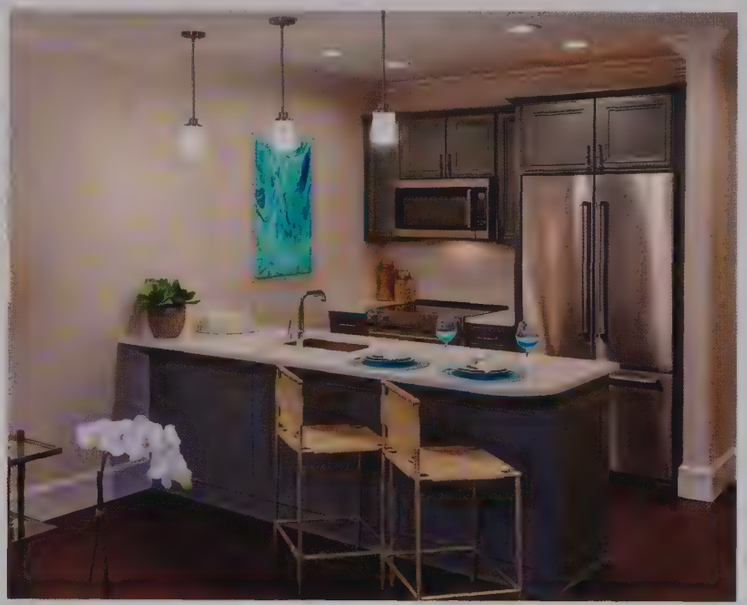
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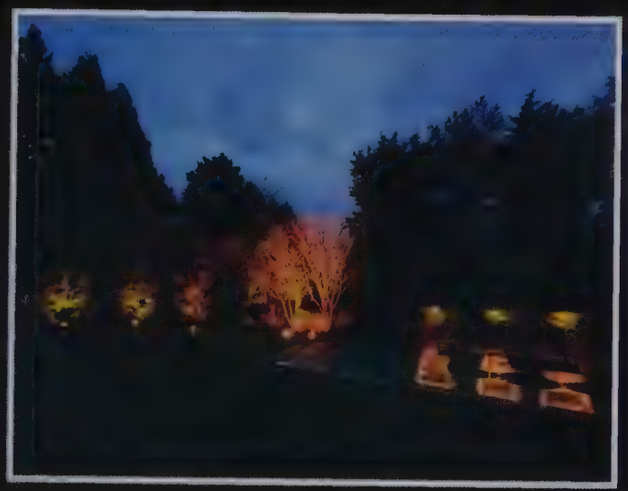
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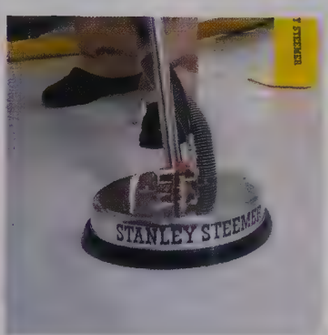


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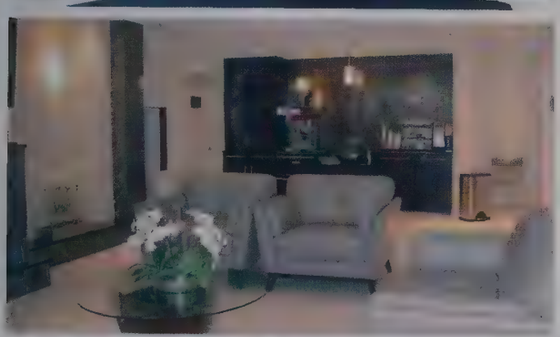
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465 NE 10th Terrace Boca Raton, Florida 33432 | $6,050,000

Welcome to a new contemporary masterpiece in the Golden Triangle of Boca Raton, Florida. Sitting on nearly 1/3 of an acre, this stunning 5,683 sf (under air) and 7,903 sf (covered) home boasts 5 ensuite bedrooms, 7.5 baths, a study (which may serve as an additional bedroom) and a glass enclosed 3rd floor with its own ensuite bathroom. Walk through the covered entry loggia and step into the foyer that leads to a thoughtfully designed open concept view, revealing the chef's kitchen (Wolf and Sub-Zero appliances), dining room, great room, club room, enclosed wine racks and feature wall with fireplace. The main floor includes a large VIP suite with his and her walk-in closets, dual vanities, a large walk-in shower and a beautiful tub. The spacious yard boasts 2 separate covered patios, saltwater pool, tub and a large free standing entertainment gazebo with summer kitchen.

The second floor contains the primary suite with morning bar, his and her walk-in closets and individual his and her bathrooms along with a private balcony overlooking the pool grounds.

Take the elevator or floating stairs to the sun soaked third floor which can serve as a bedroom, entertainment space or inspiring exercise room with a sweeping view of the Golden Triangle.

Enjoy walkability to Mizner Park's famous shops and fine dining. Just a few minutes away from Boca Raton's intracoastal parks and spectacular beaches. This stunning home is for the buyer who wants to live in luxury and be in the center of everything fun and exciting that happens in Boca!

Additional details - Three-car garage. Washer and dryer on both the main and second floor. Prewired low voltage electrical plan for automatic blinds. Central vacuum system. 2 tankless hot water heaters.

Developed by Fawn Valley Properties, this estate home was designed by JAO Architects and Planners, includes interiors designed by The Decorators Unlimited and construction by Beach to Bay Custom Builders. These renderings are for illustrative purposes only and are subject to change. Estimated completion in April 2023.

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Sally Bruno / 646-257-0099 / sally@tuxedohudsonrealty.com

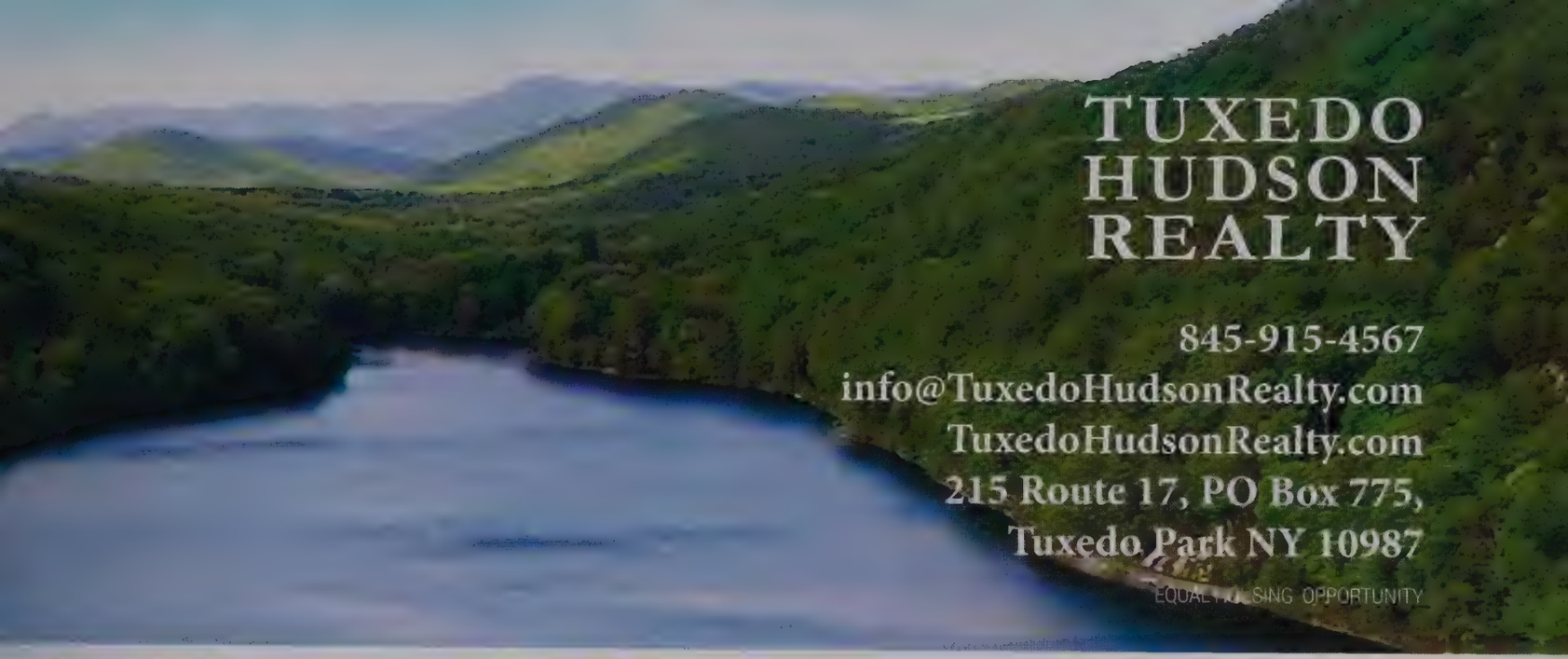




1899 William A. Bates designed stone and timber Tudor, sited on the top of Tower Hill with sweeping mountain and sunset views. The estate property includes a 3 bedroom guesthouse on its own parcel, spacious 3 bedroom legal rentable staff apartment, greenhouse and garage on nearly 5 acres. The main house was carefully renovated from top to bottom, including: kitchen, baths, plumbing, electrical, chimneys, roof, central AC and blown insulation. Only ever occupied by one family. • Tuxedo Park, NY • $5,295,000

Francine Liza / 201-970-1737 / fran@tuxedohudsonrealty.com





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1892 Willam A. Bates designed brick Georgian hilltop residence with spectacular Tuxedo Lake and mountain views. Facing south, this sunny four-story special residence has nearly all of its original details. This spacious and sunny home is entered through a beautiful stair hall and has a grand living room, dining room and library, all with fireplaces on the main level. There is a three-story porch across the southern lake view side with access from both living room and dining room. • Tuxedo Park, NY • $2,750,000

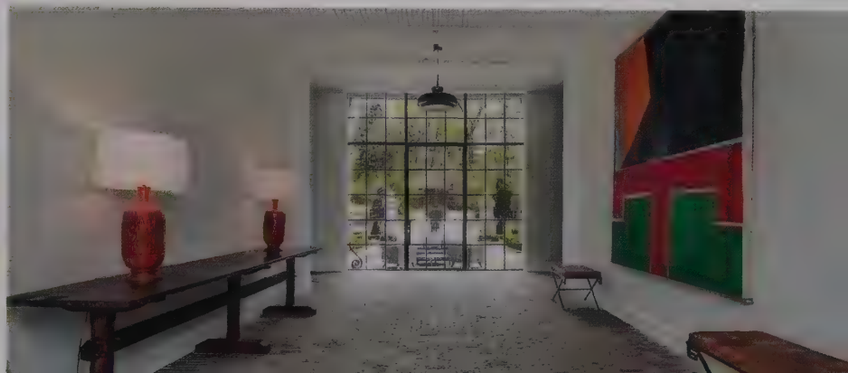
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Historic and fully renovated with a modern floor plan like no other. This grand scale circa 1900 Tuxedo Park country lodge with 12 ft ceilings on the first floor and even higher ceilings on the second floor is the perfect country home for entertaining and family gathering with 16,000 sq ft, 10 bedrooms and 10 plus baths. • Tuxedo Park, NY • $4,400,000

Elizabeth Broderick / 201-965-5361 / elizabeth@tuxedohudsonrealty.com





Extremely private and beautifully landscaped lakefront home on over 8 acres is located in the private, gated and nearly secret oasis of Pierson Lakes. This custom built modern home with soaring ceilings was designed to let the outdoors in, with private lakeside entertaining pavilion and dock on Cranberry Lake. • Sloatsburg, NY • $2,450,000

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Dive into this mountaintop home with a gorgeous pool, proud architecture, and the most incredible mountain views from every front facing window! Set on 11.25 acres in the Lower Hudson Valley, only 55 miles to NYC. This fabulous 4 bedroom home with 6 baths is a certified Energy Star rated home and offers unparalleled resort style living. • Campbell Hall, NY • $1,950,000

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1792 farmhouse in the picturesque Warwick countryside. Fully restored to the highest standards in 2016 & situated on stunning flat property with mature oak trees, flourishing wisteria and limelight hydrangea trees. The Iron Mountain cottage boasts a tasteful transformation of the kitchen and bathrooms, and mindfully preserves the exposed hand hewn cherry and oak beams, original exposed stone and brick walls, original wide- plank wooden flooring, and original door hardware. • Warwick, NY • $920,000

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"Rivenoaks" mansion was designed by James Brown Lord for Miss Mary LeRoy King c.1900. The property was sold to Eben Richards the son-in-law of railroad emperor, Henry Clay Pierce. Listed on the National Register of Historic Places. This renowned architect drew details from the classical, with highly embossed curved pediment and tall Corinthian pilasters combine to make this one of the more imposing structures in Tuxedo Park. • Tuxedo Park, NY • $3,495,000

Francine Liza / 201-970-1737 / fran@tuxedohudsonrealty.com





Private and spacious, this beautiful contemporary Shaker style home built in 2002 is at the end of the road surrounded by lush woods and has a long drive leading to the house. The home has a primary bedroom on the main floor as well as the second floor. All bedrooms have a private bathroom. The beautiful two-story entrance and living room features a massive stone wood- burning fireplace. There is a family room both on the upper and lower levels creating lots of space to spread out on three floors. • Tuxedo Park, NY • $1,795,000

Laura Denberg / 917-603-7945 / laura@tuxedohudsonrealty.com





Circa 1890's carriage townhouse and stable. Set on an oversized level yard with mature trees and shrubs. 3,500 sq. ft. of loft like living space in a bucolic park-like setting. There is a spacious front and rear garden with mature plantings adding to the privacy and serenity, featuring a beautiful stone wall, entertaining patio and rustic barn. • Tuxedo Park, NY • $949,000

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Spacious, sunny, historic Tuxedo Park residence with sunset and lake views. Located on prestigious Tower Hill Road, one of the park's most sought after locations for its year round sunsets. This important historic home was one of the original Tuxedo Park homes designed by Bruce Price and then later expanded by Charles W. Clinton, the architect known for the Park Avenue Armory among other important historic buildings. • Tuxedo Park, NY • $2,895,000

Sally Bruno / 646-257-0099 / sally@tuxedohudsonrealty.com
Francine Liza / 201-970-1737 / fran@tuxedohudsonrealty.com





Reminiscent of a European hillside villa, this grand scale Tuxedo Park home built in 1900 is ready to be made your own. There are 6 bedrooms and 6 plus baths with many fireplaces throughout. Spectacular lake views from nearly every room, hillside terraces with room for a lake view pool. 3 car garage. • Tuxedo Park, NY • $3,900,000

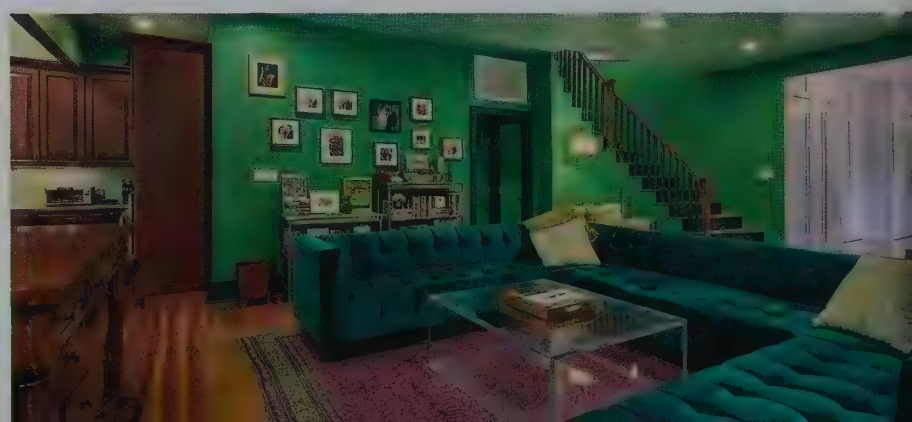
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Sophisticated country carriage four bedroom townhouse set on a beautiful lot with flat lush lawn with mature plantings. Spacious elegant entry with high ceilings throughout and walls of custom built-ins to welcome you. • Tuxedo Park, NY • $849,000

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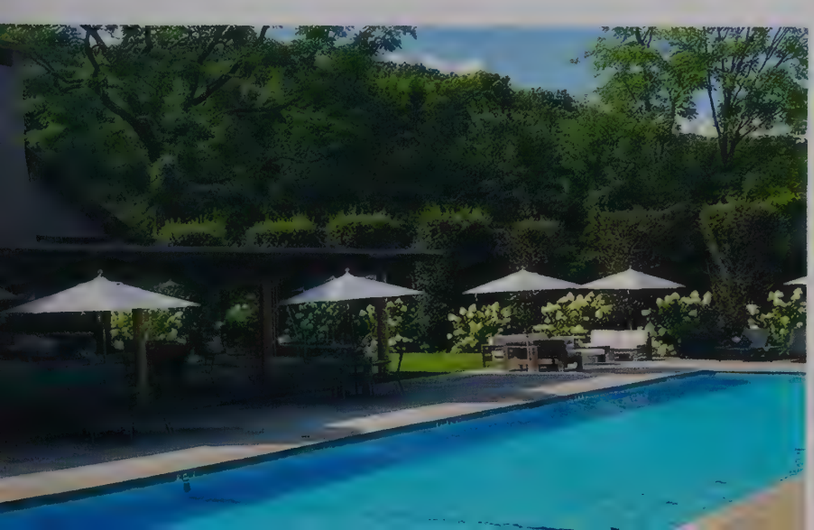
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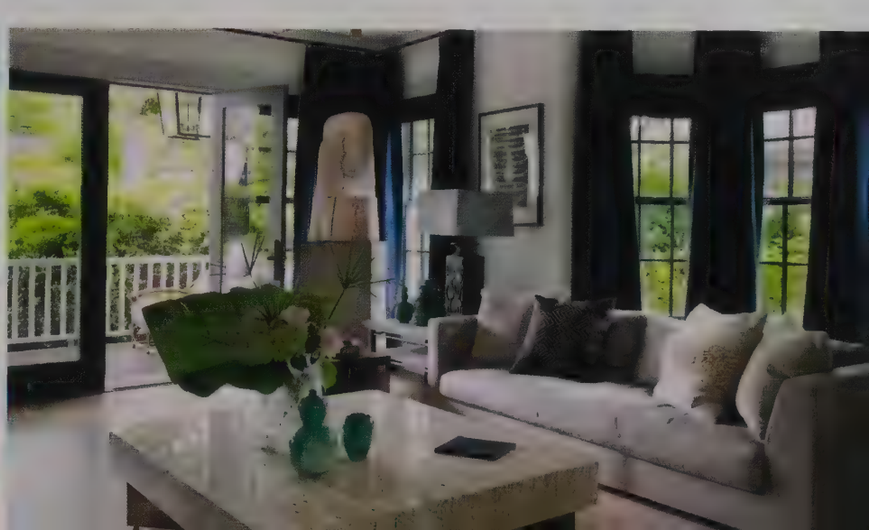
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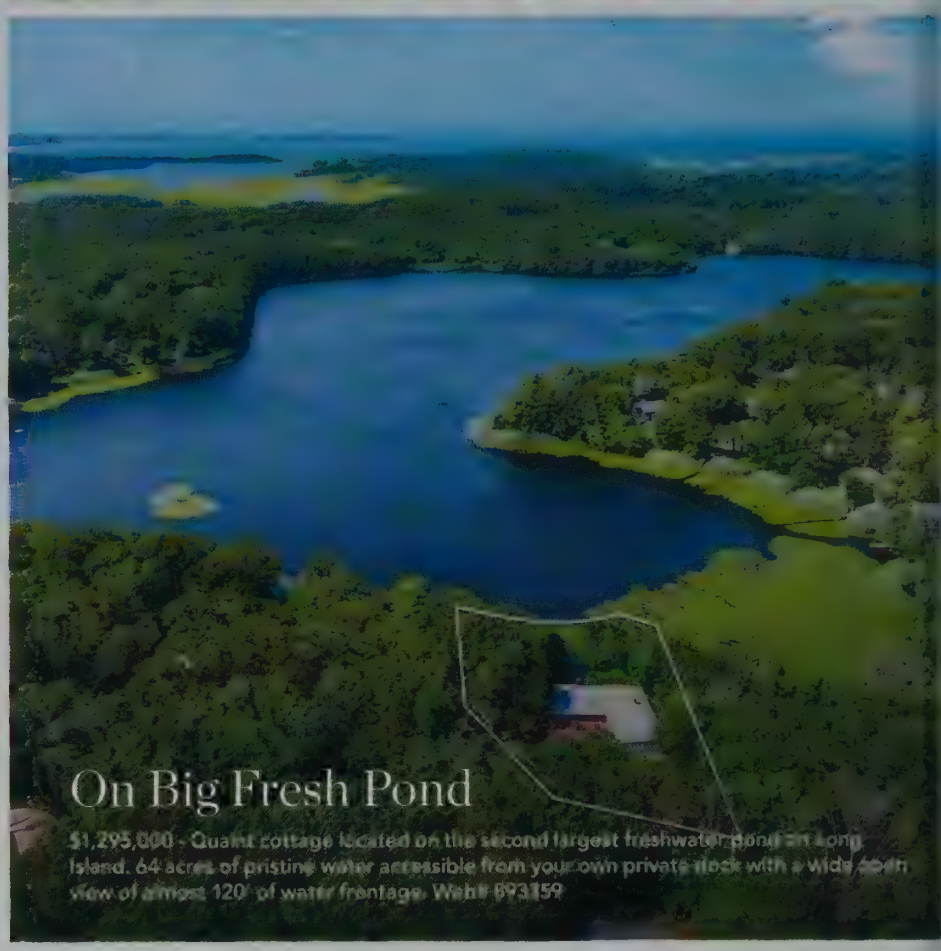
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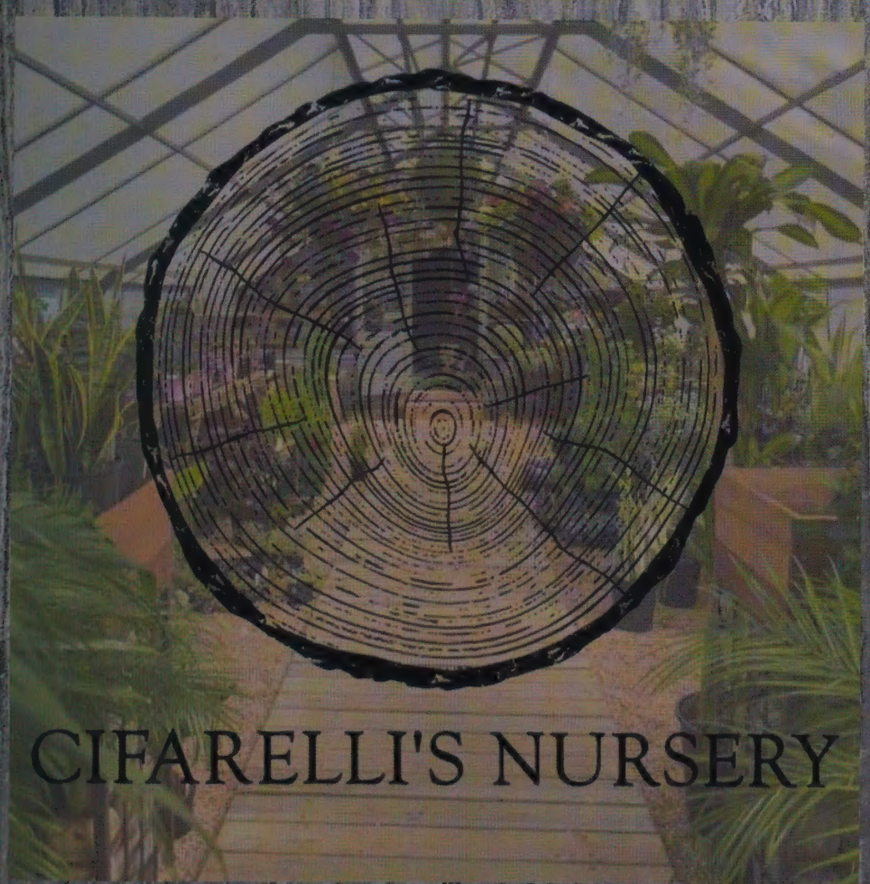
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